



BEECH HILL, HADLEY WOOD, EN4

Covering an INTERNAL AREA OF 7298 SQ. FT, we are proud to offer this ABSOLUTELY STUNNING 7/8 BEDROOM & 5 BATHROOM FULLY DETACHED HOUSE OF EXCEPTIONAL PROPORTIONS AS WELL AS ENJOYING 4 SEPARATE RECEPTION ROOMS, A BEAUTIFUL ORANGERY, RECEPTION HALLWAY, MARBLE FIREPLACES & A LUXURY FITTED KITCHEN/DINER with GRANITE WORKTOPS & CENTRAL ISLAND/BREAKFAST BAR. This amazing Property has an 80' Frontage Behind Electronic Gates and has a Fountain plus Off Street Parking for Numerous Cars as well as an INTEGRAL DOUBLE GARAGE WITH OWN DRIVE & A 226' LANDSCAPED GARDEN WITH BBQ AREA & a 37' X 18'1 SWIMMING POOL. This Amazing Property is on 3 Levels with Spacious Landings at all Levels and an Amazing Stained Glass Roof Light Pouring Down the Central Stairwell. Situated in the most popular turning of Hadley Wood and immediately off Cockfosters Road for connections to the M25 and Cockfosters Tube Station & Local Amenities, it is also within walking distance of Hadley Wood BR Station, with fast services into London, as well as a local shopping parade and Hadley Wood Junior School. Viewings are highly recommended.



ACCOMMODATION

* RECEPTION HALLWAY * GUEST CLOAKROOM * DRAWING ROOM * ORANGERY * FAMILY ROOM * OFFICIAL DINING ROOM * STUDY * LUXURY FITTED KITCHEN/DINER * UTILITY ROOM * MASTER BEDROOM SUITE WITH EN SUITE DRESSING ROOM & LUXURY BATHROOM * 4 FURTHER DOUBLE BEDROOMS ON THE FIRST FLOOR (3 WITH EN SUITE BATHROOMS & 1 ALSO WITH TERRACE) * 2 FURTHER DOUBLE BEDROOMS ON THE TOP FLOOR (1 WITH EN SUITE BATHROOM) * GYM/GAMES ROOM/BEDROOM 8 * FAMILY BATHROOM * 226' X 80' (69.04M X 24.38M) LANDSCAPED REAR GARDEN WITH SWIMMING POOL & BBQ AREA * DOUBLE INTEGRAL GARAGE WITH OWN DRIVE (20'8 X 20'6 (6.30M X 6.25M) * CARRIAGE DRIVEWAY * OFF STREET PARKING FOR NUMEROUS CARS *

* SERVICES: GAS CENTRAL HEATING * FEATURES: DOUBLE GLAZING, GRAND OAK TURNING STAIRCASE, PARQUET FLOORING, MARBLE FLOORING, WOOD FLOORING, BURGLAR ALARM, ENTRYPHONE SYSTEM, GRAND OAK STAIRCASE, SWIMMING POOL, SECURITY GATES, STAINED GLASS SKY LIGHT, PANELLED DOORS, FOUNTAIN, MARBLE & CAST IRON FIREPLACES *

PRICE: £5,000,000 FREEHOLD O.I.E.O

FRONT OF PROPERTY AS SEEN VIA ELECTRONIC SECURITY
Carriage Driveway with Fountain, Access to Double Garage with Own Drive, Off Street Parking for Numerous Cars/Vehicles.



RECEPTION ROOM HALLWAY: 21'5 x 13'8 (6.53m x 4.17m)
Impressive & Spacious Entrance Hall with Marble & Granite Flooring, 2 x Concealed Radiator, Grand Oak Turning Staircase to First Floor, Guest Cloakroom. Double Solid Wood Front Doors.



DRAWING ROOM: 25'6 x 19'17 (7.77m x 5.79m)

Magnificent Drawing Room with Marble Fireplace, Parquet Flooring, 2 Leaded Light Windows to Side, 3 x Concealed Radiators, Wall Light Points, Ornate Corncicing. Leading to:



ORANGERY: 17'7 x 11' (5.36m x 3.35m)

A Truly Beautiful Extension to the Drawing Room with Arched Windows, Marble Flooring, French Doors Opening onto Paved Area & Rear Garden. Large Skylight. Absolutely Flooded with Light.



FAMILY ROOM: 21'10 x 17'8 (6.65m x 5.38m)

Spacious Central Family Room Leading from the Hallway with Doors to Kitchen/Diner. Double Glazed French Doors to Garden, Cast Iron Fireplace with Gas Fire, Parquet Flooring, Concealed Radiator, Spotlights.



OFFICIAL DINING ROOM: 21'7 x 11'8 (6.58m x 3.56m)

3 x Double Glazed Leaded Light Windows to Front, Parquet Flooring, Marble Fireplace with Cast Iron Inset & Gas Coal Fire, Centre Rose, 3 x Concealed Radiators, Ornate Cornicing.



STUDY: 19'9 x 9'8 (6.02m x 2.95m)

Handsomely Fitted Wooden Units Built by Charles Yorke. 2 x Double Glazed Leaded Light Window to Front, Parquet Flooring. Spotlights, Cornicing,



LUXURY KITCHEN/DINER: PIC. 1 27'2 x 19'4 + 11'2 (8.28m x 5.89m + 3.40m)

Literally a Cooks Dream Kitchen with Oak Floor & Wall Units, DeDeitrich Eye Level Ovens plus Built in Coffee Maker & Steam Oven, 5 Ring Gas Hob, 2 x Inset Sinks with Separate Mixer Taps and 1 with a Waste Disposal Unit.



LUXURY KITCHEN/DINER: PIC. 2

Different Aspect Showing Central Island/Breakfast Bar with Granite Top. Ample Space for Large Dining Table with Matching Oak Dresser.



LUXURY KITCHEN/DINER: PIC. 3

Different Aspect of Kitchen/Diner Suitable for a Large Family & for Entertainment Purposes. Double Glazed Windows & Double Glazed French Doors to Garden.



BEDROOM 1: MASTER BEDROOM SUITE 23' x 22'4 (7.01m x 6.81m)

Double Glazed Window to Rear Overlooking Landscaped Garden, Adam Style Marble Fireplace with Gas Fire, Cornicing, Wood Flooring, Spotlights, 3 x Double Radiators. OWN DRESSING ROOM: 13'4 X 9'11 with Fitted Wardrobes.



EN-SUITE TO MASTER BEDROOM: 12'3 x 9' (3.73m x 2.74m)

Large Oval Bath with Mixer Taps & Marble Top, Separate Walk in Steam Shower, His & Hers Wash Hand Basins with Mixer Taps & Cupboards Beneath, Bidet & Low Flush WC. Marble Flooring with Underfloor Heating. Spotlights.



BEDROOM 2: 28'9 x 17'2 (8.76m x 5.23m)

Originally 2 Bedrooms, now Creating a Bedroom with Lounge Area, Wood Flooring, 2 x Double Glazed Windows to Rear, Fitted Wardrobes.



EN-SUITE TO BEDROOM 2: 11'3 x 6'3 (3.43m x 1.91m)

Panelled Bath with Mixer Taps & Shower Attachment, Pedestal Wash Hand Basin with Mixer Taps, Low Flush WC., Fully Tiled Walls, Ceramic Flooring, Chome Heated Towel Rail.



BEDROOM 3: 21'7 x 20'11 (6.58m x 6.38m)

Fitted Wardrobes with Mirrored Doors, Wood Flooring, Spotlights, 2 x Double Glazed windows, 3 x Skylights. Attractive Views over the Rear Garden.



EN-SUITE BATHROOM TO BEDROOM 3: 10' x 6'2 (3.05m x 1.88m)

Jacuzzi Bath with Mixer Taps, Inset Wash Hand Basin with Mixer Taps, Granite Top & Cupboards Beneath, Separate Walk in Shower Unit, Low Flush WC, Double Radiator, Ceramic Flooring, Fully Tiled Walls.



GYM/GAMES ROOM/BEDROOM 8: 33'11 at widest x 24'6 (10.34m at widest x 7.47m)
Multi-Purpose Room, Currently Used as a Gym. Double Glazed Windows & Skylights. There is also an 'L' Shaped Area for Seating or Cinema Room.



MAIN BATHROOM: 11'2 x 8'1 (3.40m x 2.46m)
Free Standing Oval Bath, Wash Hand Basin with Marble Top & Mixer Taps, Separate Walk in Shower, Low Flush WC., Spotlights. Double Glazed Window. Marble Walls & Tiling.



TOP FLOOR LANDING: 17'6 x 15' (5.33m x 4.57m)

**Spacious with Wood Flooring, Radiator, Access to 3 Bedrooms (including Gym/Games Room) & Main Bathroom.
Beautiful Stained Glass Sky Light.**



REAR GARDEN: PIC. 1 226'5 x 80' (69.01m x 24.38m)

This is the Amazing View of the Whole Rear Garden & Swimming Pool, Taken from Bedroom 4.



REAR GARDEN: PIC. 2

Large Area Laid to Lawn. Mature Trees & Shrubs. BBQ Area and Many Paved Areas Suitable for Entertaining.



REAR GARDEN: PIC. 3

Picture Taken from the Rear of the Garden Showing Large Expanse of Lawn & Rear Elevation of Property.



**SWIMMING POOL & PAVED AREA: 37'1 x 18'1 - pool (11.30m x 5.51m - pool)
Full Sized Swimming Pool with Paved Areas Around.**



SWIMMING POOL & REAR ELEVATION:



REAR VIEW OF PROPERTY:



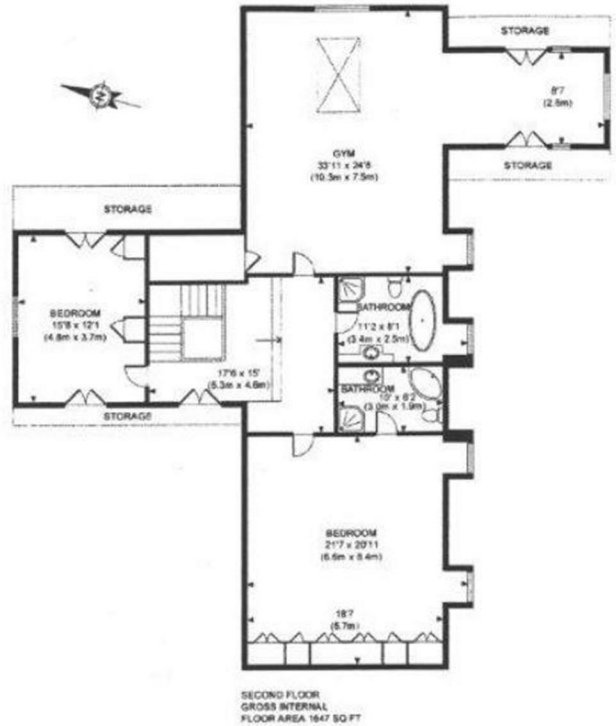
GROUND FLOOR FLOOR PLAN:



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 3165 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA FOR 100 FT² (9.3m²)
SEE DRAWING - 00011 Copyright [photoplan.co.uk](http://www.photoplan.co.uk)
Floorplans are for identification and guidance purposes only, not to scale.
Compliant with RICS code of measuring practice

FIRST & SECOND FLOOR PLAN:



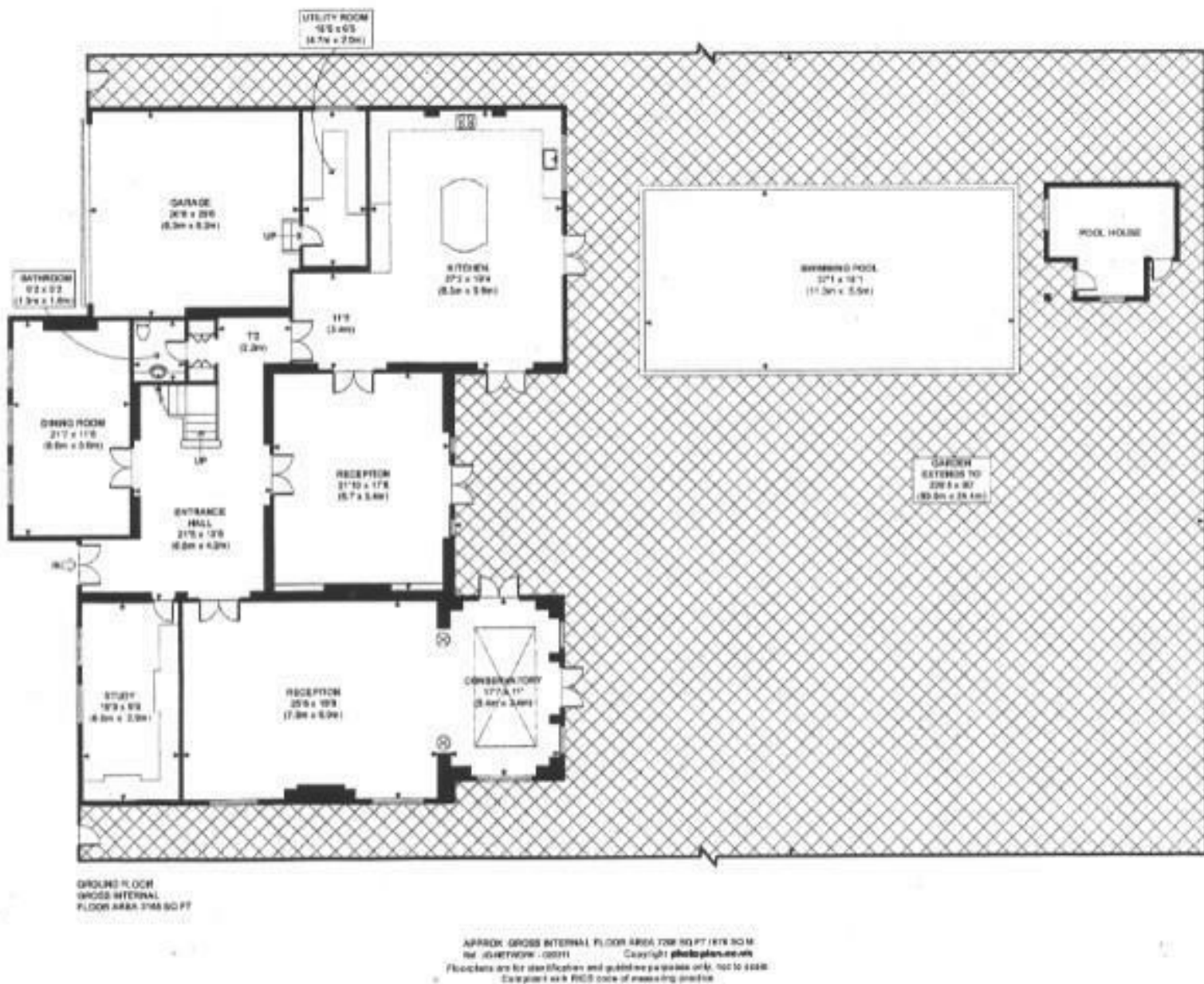
ADDITIONAL INFORMATION

BEDROOM 4: 27' X 15'7" (8.23m x 4.75m) with EN SUITE DRESSING ROOM & EN SUITE BATHROOM + OWN TERRACE.

BEDROOM 5: 22'6" X 12'1" (6.86m x 3.68m) with EN SUITE BATHROOM

BEDROOM 6: 18'3" X 15'8" (5.56m x 4.78m) with Fitted Wardrobes

BEDROOM 7: 15'8" X 12'1" (4.78m x 3.68m) with Fitted Wardrobes



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
74	82
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	



The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order, or fit for their purposes. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration purposes only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate.