

BEECH HILL

HADLEY WOOD

STATONS

www.statons.com





17 Beech Hill, Hadley Wood, Herts, EN4 0JN

A beautifully presented six bedroom detached family home situated in Hadley Wood's premier road set within a plot of approx 0.44 of an acre. 'Covenden' blends traditional features including lovely high ceilings and wood panelling along with flexibility of versatile accommodation.

From the front door you are greeted by an inviting entrance hallway leading to a TV room, double doors lead into the dining room which is dual aspect and has a bar and seating area. Adjoining the dining room double doors lead to the formal sitting room which is very well proportioned. There is also a large kitchen/breakfast room that leads to a conservatory. To the rear of the kitchen there is a passage that takes you through to a further prep kitchen and utility room with access to the integral garage. Furthermore there is also a large summer room/bbq kitchen and dining facility with bi-folding doors and a vaulted ceiling. To complete the ground floor there is also a guest wc.

To the first floor there are six double bedrooms including a combined guest suite with shared bathroom. The principle bedroom also has its own en suite bathroom. Bedroom two has the added benefit of a balcony that overlooks the private and secluded rear garden.

The beautiful secluded mature rear garden measures approximately 153 ft and features an entertaining patio leading to a lawn with a wide variety of trees and shrubs with a outdoor swimming pool and brick built leisure suite towards the rear of the garden.

The property is accessed via an impressive sweeping carriage driveway leading to a double garage. The property has an impressive road frontage of approx 87ft.

Location:- Situated in the areas premier road within close proximity to Hadley Wood Golf Club and within easy distance to Hadley Wood mainline station (which offers a regular service into Moorgate and Kings Cross with a journey time of approx 30 mins), local amenities & shops. Cockfosters underground station (Piccadilly Line) is approx 3 miles away as is junction 24 of the M25, which provides a link to all major motorway links and to all London airports.















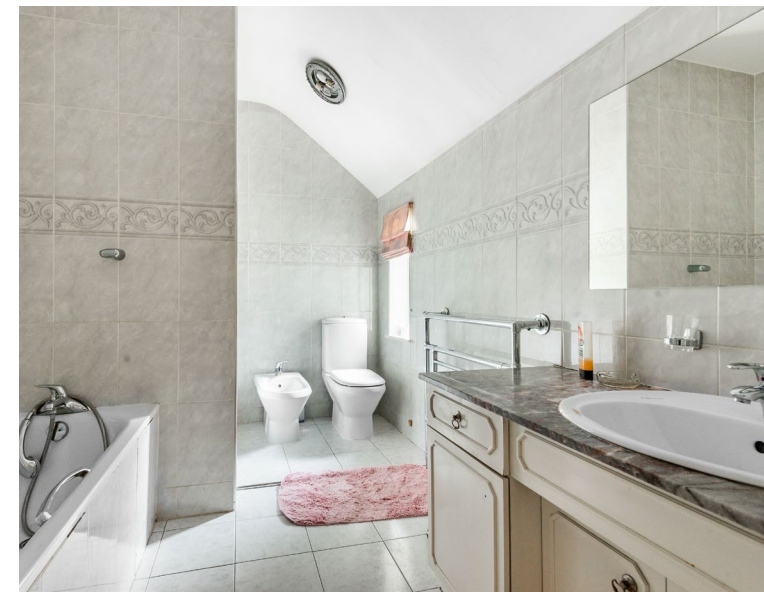








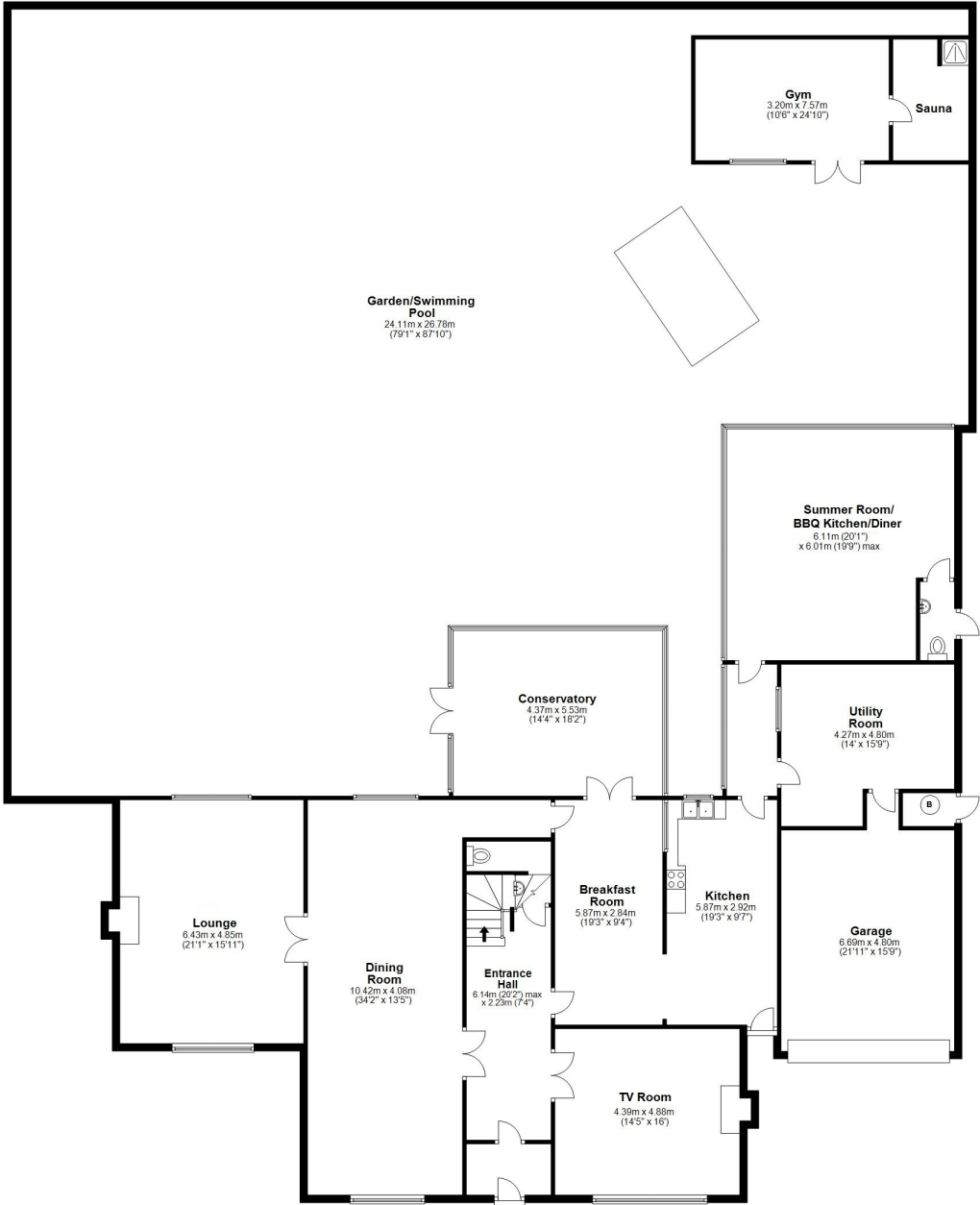




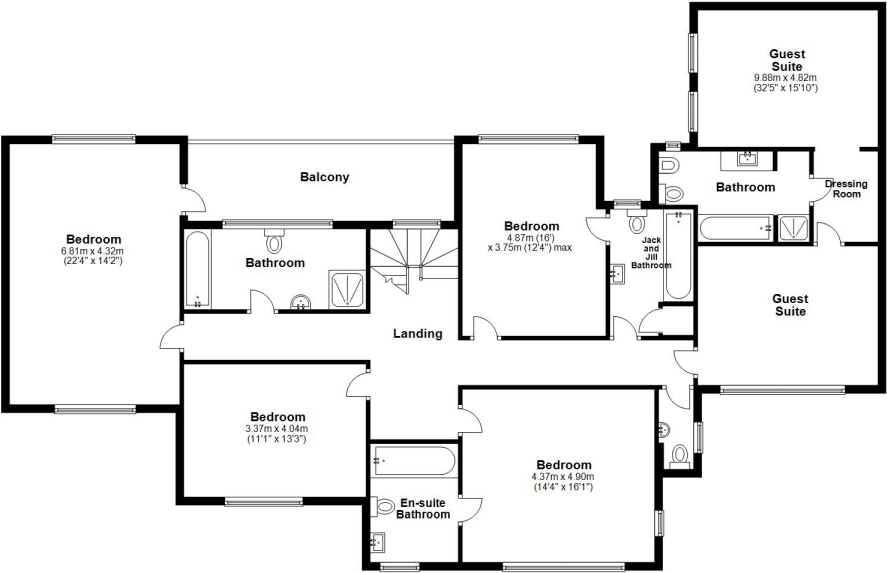




Ground Floor



First Floor



Total area: approx. 5311 sq ft

Whilst every attempt has been made to ensure the accuracy of this floor plan, no responsibility is taken for any error, omission or incorrect statement. When a garage outbuilding, garden and/or balcony are shown on the floor plan, their areas are included in the floor square area. The plan is for illustrative purposes and is to be used as such by any prospective purchaser or tenant.
Floor Plan prepared by Adrian Bunting 07733375563
Plan produced using PlanUp.

STATONS

www.statons.com

STATONS HADLEY WOOD

10 CRESCENT WEST
HADLEY WOOD
HERTS
EN4 0EJ
020 8440 9797
hadley@statons.com

