

Beech Hill Avenue

Hadley Wood

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6 Beech Hill Avenue, Hadley Wood, Herts, EN4 0LW

A fantastic opportunity to acquire this fine family residence set within a wonderful plot that is approximately just over half an acre and has been occupied by the current residents for over 23 years. The property has an impressive 90ft frontage, benefitting from a prominent position on the road adding a sense of grandeur and space.

As you enter the property you are first greeted with a spacious reception hallway that leads to a family TV room and guest WC. The formal lounge is dual aspect with a feature bay to the side of the property. To the rear of the hall double doors draw you to a 75 ft wide super room that is defined into three living areas including a kitchen breakfast room, tripled aspect seating area with 'Shucco' sliding doors. to the far end of the room is a large dining area. a door from the dining area leads to a further WC and a integral door to the double garage.

To the first floor there are six bedrooms, a family bathroom and a utility room. Two of the guest bedrooms have en suite shower rooms and a further bedroom has a separate WC and wash basin. The principle suite has the added benefit of two walk in dressing rooms and a large five piece en suite bath/shower room.

The rear garden has an grand rear terrace and the manicured rear garden has a large formal lawn and an array of plants, shrubs, trees and a water feature. The garden is a approximately 175ft in length.

To the front of the property is a grand carriage driveway that is also beautifully landscaped with ample amount of parking for numerous vehicles.

Location:- Situated in this tree lined road in the heart of Hadley Wood, within easy reach of local shops, Hadley Wood main-line station and Hadley Wood primary school. Hadley Wood golf and tennis clubs are close at hand and the M25 is a short drive away.



































Beech Hill Avenue, Barnet, EN4

Approximate Area = 3899 sq ft / 362.2 sq m (excludes void)

Limited Use Area(s) = 66 sq ft / 6.1 sq m

Garage = 291 sq ft / 27 sq m

Outbuilding = 97 sq ft / 9 sq m

Total = 4353 sq ft / 404.3 sq m

For identification only - Not to scale

Denotes restricted
head height



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checom 2021.
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