

Beech Hill Avenue

Hadley Wood

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15 Beech Hill Avenue

Hadley Wood, Herts, EN4 0LW

Sitting behind an impressive driveway is this very well presented detached family residence positioned within a plot of approx. 0.29 of an acre. As well as being situated on one of the areas premier roads, this lovely 1920's style home benefits from a south facing landscaped rear garden of approximately 170ft and has original exposed beams and wooden panelling to the hallway.

As you enter the property the reception hallway leads to formal dining room, living room and a bright and spacious study that has doors overlooking the rear garden. There is also a dual aspect kitchen/diner with a tiled floor which has modern fitted units with granite worktops and a range of integrated appliances. Just off the kitchen is a utility room giving direct access to the garage. To complete the ground floor there is also a guest wc off the hall.

To the first floor there are four double bedrooms and a well appointed family bathroom. Three of the bedrooms have en suites and the principle bedroom overlooks the rear garden and has a range of built in wardrobes.

The garden has a wonderful raised terrace to the rear of the home that is accessed from the study, lounge and kitchen breakfast room, it is mainly laid to lawn and has an array of mature plants, shrubs, trees and an orchard to the rear. From the garden you can access the basement which is a large dry storage space and has a work shop.

The front of the property has a driveway which provides parking for a number of vehicles and lawn area with soft landscaping to the borders.

Location:- Situated in this sought after avenue adjacent to Hadley Woods. Hadley Wood local shops, mainline station and primary school are close at hand, as are Hadley Wood golf and tennis clubs. The M25 is a short drive away.































Beech Hill Avenue, Barnet, EN4

Approximate Area = 3042 sq ft / 282.6 sq m

Limited Use Area(s) = 30 sq ft / 2.8 sq m

Garage = 208 sq ft / 19.3 sq m

Total = 3280 sq ft / 304.7 sq m

For identification only - Not to scale



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STATONS HADLEY WOOD

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

