



35 Beech Hill Avenue  
Hadley Wood, Hertfordshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP



## An outstanding luxury home with extensive accommodation in Hadley Wood.

A stunning and substantial luxury detached home, set in a sought-after residential position in the coveted community of Hadley Wood, within easy reach of local transport links. The property provides three levels of spacious, stylishly appointed accommodation and sunny west-facing landscaped gardens.



**5 RECEPTION ROOMS**



**4 BEDROOM SUITES**



**5 BATHROOMS**



**GARAGE**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**7,600 SQ FT**



**GUIDE PRICE  
£4,250,000**

### The property

35 Beech Hill Avenue is a magnificent detached house, providing more than 7,500 square feet of luxury contemporary accommodation, including four bedrooms and five generous reception rooms. Set on a peaceful residential street in desirable Hadley Wood, the property is light and airy throughout, with clean lines and elegant, pared back styling, as well as stylish modern fittings.

The cavernous reception hall provides an impressive welcome to the property, with its palatial tiled flooring, galleried first and second-floor landings above, and skylight in the second-floor ceiling, welcoming plenty of natural light. The main ground-floor living and entertaining space is the 56ft kitchen, dining room and family room at the rear, which has space for a seating area and a large family dining table, as well as two sets of large sliding glass doors across the back wall, creating a connection to the gardens. There is also tiled flooring and recessed LED

lighting, while the kitchen features stunning bespoke contemporary units by Beckermann, a long central island with a Spekva breakfast bar, a Quooker tap and integrated appliances by Miele. The adjoining utility room and plant room provide further space for storage and appliances.

Additional ground-floor reception rooms include the separate sitting room, and the formal dining room, both of which are located at the front and feature dual sash windows with plantation shutters. The first floor features four well-appointed bedrooms. Each bedroom has its own dressing room with built-in wardrobes, as well as either an en suite shower room or bathroom. On the second floor there is an additional bathroom, as well as a private office for and a 49ft games room, providing additional living and entertaining space, with skylights welcoming plenty of natural light. All bath and shower rooms are fitted with Hansgrohe brassware and chic modern suites, including Laufen basins.



Further modern fitting and technological features include a Sonos audio system throughout the house, Lutron RA2 lighting, underfloor heating, Unifi access points and an advanced security system with Hikvision cameras, Texecom alarm system and a Came BPT intercom.

### Outside

At the front of the property, security gates open onto the block-paved driveway, which provides plenty of space for several vehicles, as well as access to the integrated garage, with its Hormann remote-controlled door, for additional parking or home storage and workshop space. There are various shrubs and hedgerows in border beds to the front, while at the rear, the sunny west-facing gardens feature a patio across the back of the house for al fresco dining, with an area of lawn beyond, with well-stocked border beds featuring a variety of established shrubs, flowering perennials and trees.

### Location

The property is in the sought-after community of Hadley Wood, just outside Barnet and on the edge of rolling Hertfordshire countryside. Barnet town centre is just over a mile away, with its wealth of amenities including The Spires shopping centre and High Street, which has a choice of shops including Waterstones, a Waitrose, Gail's Bakery, salons, a post office, and coffee shops. Local leisure facilities include Hadley Wood's golf and tennis clubs, as well as a gym. High Barnet underground station, on the Northern Line, is just over two miles away, with Cockfosters also within easy reach (Piccadilly Line), while Hadley Wood station, less than half a mile away, offers services to Moorgate in 34 minutes. The M25 (junction 24) is just two miles away. The area is also ideally located for access to three major airports (London Luton Airport at 25 miles, Stansted at 30 miles and Heathrow at 34 miles away).

### Distances

- Barnet 2.7 miles
- Potters Bar 2.8 miles
- Enfield 4.4 miles
- Hatfield 9.5 miles
- St. Albans 11.5 miles

### Nearby Stations

- Hadley Wood
- New Barnet
- Cockfosters
- Potters Bar

### Key Locations

- Covert Way Nature Reserve
- Hadley Green & Hadley Common
- Hadley Wood Golf Course
- Royal Air Force Museum, Hendon
- Trent Park
- Brent Cross Shopping Centre

- Mill Hill Park
- Arrandene Open Space
- Belmont Farm

### Nearby Schools

- Dame Alice Owen
- Mount House
- Hadley Wood Primary
- Queenswood Girls
- Lochinver
- Queen Elizabeth's Boys & Girls
- Stormont
- JCoSS
- Cromer Road Primary School
- Monken Hadley CofE Primary School
- Trent CofE Primary School
- St John's Preparatory and Senior School





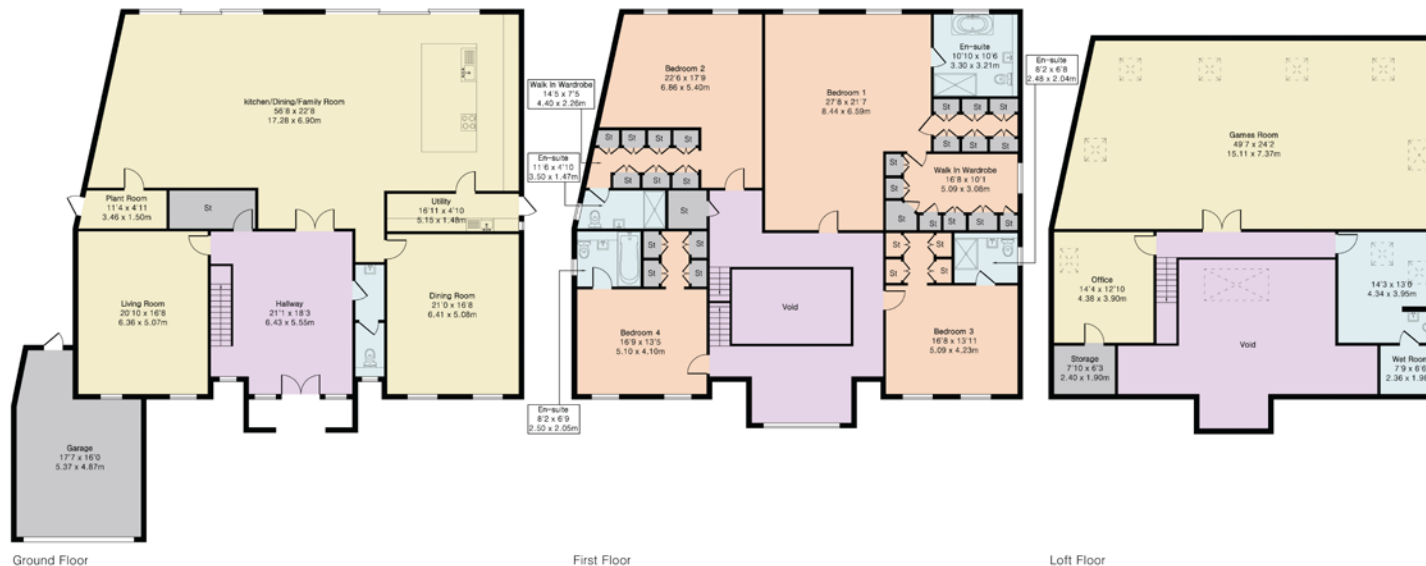
## Approximate Gross Internal Area 7600 sq ft - 706 sq m

Ground Floor Area 2713 sq ft – 252 sq m

First Floor Area 2626 sq ft – 244 sq m

Loft Floor Area 1938 sq ft – 180 sq m

Garage Area 323 sq ft – 30 sq m



### Floorplans

Approximate gross internal area 7600 sq ft (706 sq m)

For identification purposes only.

### Directions

EN4 OLU

**what3words:** ///curiosity.voices.editor - brings you to the driveway

### General

**Local Authority:** East Hertfordshire Council

**Services:** Mains electricity, gas, water and drainage

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band H

**EPC Rating:** C

**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

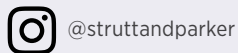
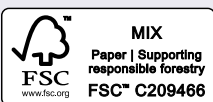
## Cuffley

Sopers House, Sopers Road, Cuffley EN6 4RY

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