

PRIME  
*MiHomes*



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— BEECH HILL —



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Set on one of Hadley Wood's most prestigious roads, this detached home offers a well-balanced layout, and excellent scope for redevelopment.

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FOUR-BEDROOM RESIDENCE



This impressive detached home is arranged over two floors and offers generous proportions of approximately 2,046 sq ft. providing versatile accommodation ideal for modern family living or investment.

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OVERVIEW:

- |                |                  |                           |
|----------------|------------------|---------------------------|
| • 4 bedrooms   | • Detached house | • Freehold                |
| • 3 bathroom   | • Gated          | • Redevelopment potential |
| • Conservatory | • Garage         | • Chain free              |
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The ground floor features a wide entrance hallway leading to a spacious dual-aspect reception room that opens into a charming conservatory overlooking the garden.

To the front of the house, a bright and airy kitchen/breakfast room offers direct access to the side and rear garden, with internal access to the integrated garage via a useful utility room. A guest WC completes the downstairs layout. Upstairs, the first floor hosts four generously sized bedrooms, including a principal bedroom with en-suite, and a modern family bathroom.











The home enjoys a wide frontage with driveway parking, a private rear garden, and excellent natural light throughout.





Of particular note, the property previously held full planning permission for a comprehensive redevelopment of the site. The approved scheme included the erection of a two-storey building comprising four self-contained flats, with additional rooms in the roof space and basement, lightwells, and associated landscaping and off-street parking.

While the consent has now expired, the planning history sets a strong precedent, and renewal or reapplication is likely to be favourably considered, subject to the necessary approvals.





## Valuable information

### EDUCATION:

#### Primary schools:

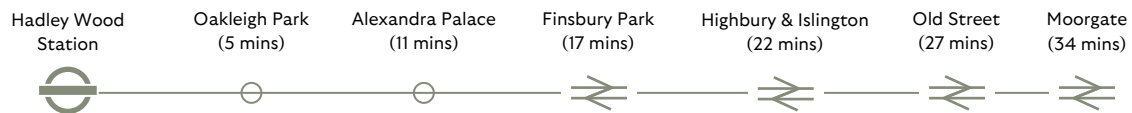
-  Hadley Wood Primary School  
(Ofsted rated Good) - 0.6 miles
-  Livingstone Primary School  
(Ofsted rated Outstanding) 0.8 miles
-  Trent CofE Primary School  
(Ofsted rated Outstanding) 1.2 miles
-  Monken Hadley CofE Primary School  
(Ofsted rated Outstanding) 1.3 miles

#### Secondary schools:

-  JCoSS  
(Ofsted rated Good) - 0.9 miles
-  Mount House School  
1.2 miles
-  Southgate School  
(Ofsted rated Good) – 1.6 miles
-  East Barnet School  
(Ofsted rated Good) – 1.7 miles

### TRANSPORTATION:

Hadley Wood Mainline Station (Great Northern) is approx. 0.7 miles away with direct access to Finsbury Park and Old Street and Moorgate stations in approximately 34 minutes.



### LOCATION:

Beech Hill is one of Hadley Wood's most sought-after addresses, renowned for its leafy surroundings, elegant homes, and tranquil village atmosphere.

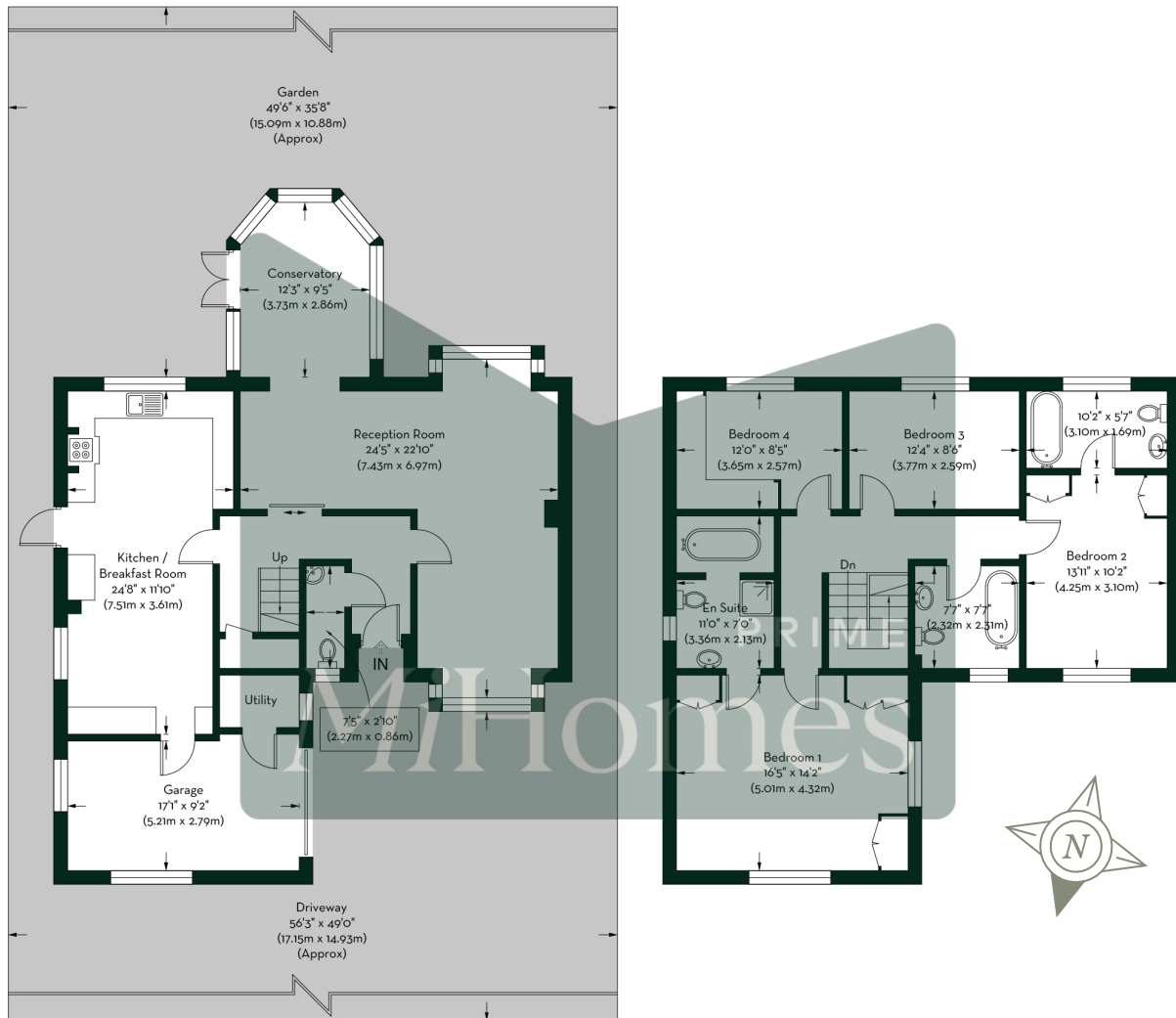
The area offers a wonderful balance of countryside charm and city accessibility, with Hadley Wood Golf Club, Hadley Common, and Trent Park all close by providing beautiful green spaces for walking, cycling, and recreation. Local shops, cafés, and restaurants can be found on Crescent West and in nearby Cockfosters, which also offers a range of everyday conveniences.

For commuters, Hadley Wood Station (Great Northern) provides swift services into Moorgate and King's Cross, while Cockfosters Underground Station (Piccadilly Line) is just a short drive away, giving direct access to central London.

The area is also well served by a selection of excellent state and independent schools, making it an ideal setting for families.



## Floorplan:



**Ground Floor = 1092 sq ft / 101.5 sq m**

**First Floor = 954 sq ft / 88.6 sq m**

40 BEECH HILL,  
HADLEY WOOD, EN4 0JP

- EPC rating: E
- Council tax band: E
- Freehold

- Approximate gross internal floor area (including garage): 2046 sq ft / 190.1 sq m

This plan is for layout purposes only. Not drawn to scale unless stated. Window and door opening are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 928965)



PRIME

# MiHomes

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01

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02

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03

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04



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05

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