



35

— BEECH HILL AVENUE —

Exceptional detached residence with luxurious interiors, outstanding proportions and premium specification throughout.

FIVE-BEDROOM RESIDENCE

Situated on one of Hadley Wood's most prestigious and sought-after roads, this exceptional detached residence offers an outstanding combination of scale, quality and contemporary family living. Extending to approximately 7,445 sq ft including the garage, the property occupies an impressive plot with a substantial carriage driveway providing extensive off-street parking and an imposing frontage that immediately sets the tone for what lies beyond.



OVERVIEW:

- Prestigious Beech Hill Avenue location
- Substantial detached residence extending to 7,445 sq ft
- Magnificent open-plan kitchen, dining and family room designed for modern living and entertaining
- Large carriage driveway with electric gates
- Five bedrooms and multiple luxury en-suite bathrooms, including a superb principal suite with dressing area
- Bespoke Beckermann kitchen, Miele appliances and Quooker tap
- Smart home technology and security, including Lutron lighting, Sonos audio, CCTV, intercom system and EV charging point
- Large West-facing rear garden
- Excellent transport links, conveniently located for Hadley Wood Station, highly regarded schools, green open spaces and easy access to the M25

Presented in excellent condition throughout, the home has been finished to an exacting standard with a host of premium specifications including a bespoke Beckermann kitchen with Spekva worktops, Miele appliances, Quooker tap, Lutron smart lighting, Sonos integrated audio, underfloor heating to the ground floor and all bathrooms, high-security Banham locks, CCTV, intercom entry system, EV charging point and comprehensive Wi-Fi coverage.

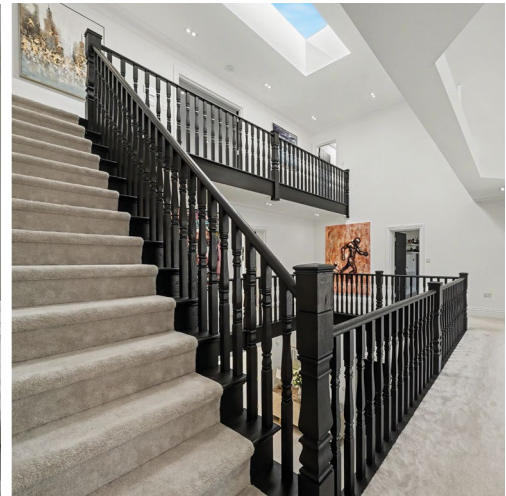
Additional benefits include bespoke hardwood entrance doors, reinforced sash windows, luxury sanitaryware and high-quality Italian tiling throughout.



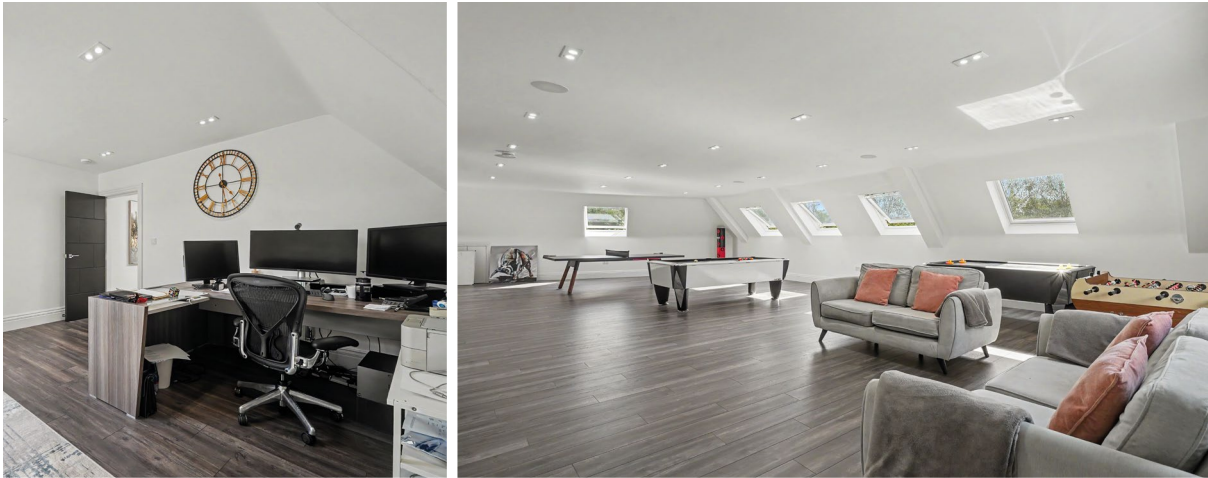
The accommodation is arranged over three floors and is centred around a striking vaulted entrance hall which creates an impressive sense of arrival. The ground floor provides an exceptional layout for both family living and entertaining, featuring a magnificent open-plan kitchen, dining and family room overlooking the rear garden, complemented by a separate living room and formal dining room. Practical spaces include a utility room, guest cloakroom, storage areas and an integral garage.



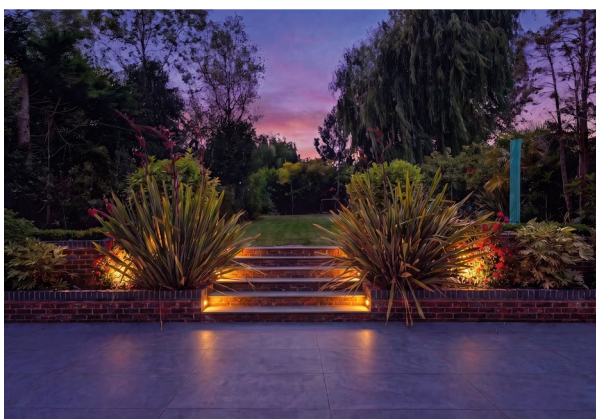
The first floor is equally impressive, offering a luxurious principal bedroom suite with extensive dressing facilities and en-suite bathroom, together with three further generous double bedrooms, all benefitting from fitted storage and en-suite facilities. The spacious landing surrounds a central void, enhancing the feeling of light and space throughout this level. The property benefits from high ceilings across all three levels, creating a wonderful sense of volume rarely found in homes of this size.



The second floor provides remarkable versatility and is ideal for modern family requirements. A substantial games room is complemented by two large office/study spaces, a wet room and additional storage, making this floor perfectly suited for home working, leisure or guest accommodation.



The west-facing rear garden enjoys sunlight throughout the day and into the evening, while mature landscaping to both the front and rear enhances privacy and enjoyment of the outdoor space.



Valuable information

EDUCATION:

🎓 JcoSS
0.4 miles

🎓 Danegrove Primary School
1.4 miles

🎓 Hadley Wood Primary School
0.5 miles

🎓 East Barnet School
1.5 miles

🎓 Mount House School
0.8 miles

TRANSPORTATION:

For commuters, Hadley Wood railway station is conveniently located nearby and provides regular services into central London, making the area highly attractive for those seeking a balance between city accessibility and suburban living. The location is also renowned for its abundance of green open spaces, with Hadley Wood Golf Club, Trent Country Park, Monken Hadley Common and numerous woodland walks all within easy reach, providing outstanding opportunities for recreation and outdoor pursuits.

For motorists, the property is particularly well positioned with straightforward access to the M25

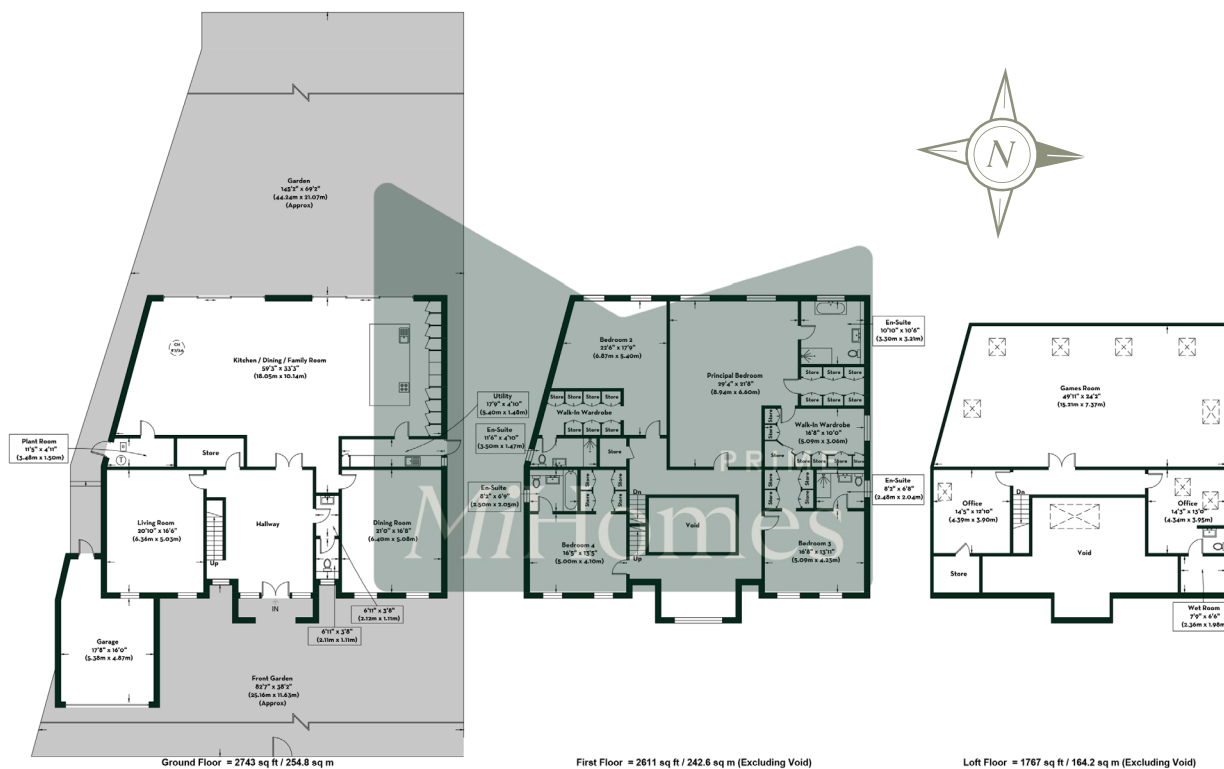


LOCATION:

Beech Hill Avenue is widely regarded as one of Hadley Wood's premier addresses, offering a unique blend of exclusivity, tranquillity and convenience. Residents enjoy easy access to the excellent selection of amenities within Hadley Wood village, including local shops, cafés and restaurants, while a wider range of shopping and leisure facilities can be found in nearby Barnet, Cockfosters and Enfield.



Floorplan:



35 BEECH HILL AVENUE, BARNET, EN4 0LU

- EPC rating: C
- Council tax band: H
- Freehold
- Approximate gross internal floor area: 7121 sq ft / 661.6 sq m
- Garage: 324 sq ft / 30.1 sq m
- Total: 7445 sq ft / 691.7 sq m (Excluding void)

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 1313178)



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01

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02

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03

An average of 9 weeks
between sale agreed
and completion

04



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05

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recommendations

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