

# Hilliard Road

Northwood • Middlesex • HA6 1SP

Asking Price: £850,000



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This is a perfect opportunity for a family to take advantage of this beautifully decorated modernised four bedroom home on Hilliard Road. Being the perfect mix of modern and country living; it has light filled rooms and a beautiful rear garden. It also boasts a large driveway for off street parking and walking distance to the local shops and stations.

End of Terraced House

Four Bedrooms

Two Bathrooms

Separate WC

Chain Free

Modernised Throughout

Spacious Interiors

Naturally Lit Rooms

Large Driveway

1466sq.ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### **Location**

Hilliard Road is a sought-after residential road located within walking distance to Northwood High Street and its array of amenities including Waitrose supermarket, a selection of restaurants, bars and the Metropolitan Line Station providing access to Baker Street and the City as well as Harrow on the Hill, Watford and Rickmansworth. The area has a range of both highly sought after private and state schools. For the motorist, direct links to the M25 and M1 are nearby.

### **Description**

Opening up the front door you're greeted with a spacious hallway with a beautifully carved wooden floor including underfloor heating throughout the entirety of the downstairs. Off to the right sits the light filled living room. Moving on towards the end of the house you'll find the large kitchen a dining room. This really is where the modern luxury meets countryside with a beautifully fitted kitchen and wooden beams flowing above in the ceiling. The kitchen is equipped with large bifold doors that open out providing gorgeous views of the landscaped garden. To the left of this room is the separate utility space which houses the wires to the TV and security system as well as the heating and water structures. Heading back through towards the hallway next to the stairs is where the all important WC sits along with extra storage space under the stairs too. Sitting on the first floor at the top of the stairs is a rare to see landing space. Off of the landing is where the bedrooms and bathrooms nestle. To the left is the family bathroom equipped with underfloor heating. Alongside that sits the second bedroom with an en-suite. This has built in storage space. Alongside that sits the fourth and third bedroom which are doubles too. Finally you have the master bedroom which also has built in storage. It is also worth mentioning that three out of the four bedrooms also have shutters and black out blinds too.

### **Outside**

To the front of the property sits a large driveway for off street parking. There is side access to the rear garden which is predominantly laid to lawn. There is also a large patio space too for outdoor dining.



### Schools:

Hillside Infant & Junior School (0.19 miles)  
Northwood School (0.44 miles)  
Frithwood Primary School (0.48 miles)



### Train:

Northwood Station (0.41 miles)  
Northwood Hills Station (0.65 miles)  
Moor Park Station (1.72 miles)



### Car:

M4, A40, M25, M40



### Council Tax Band:

F

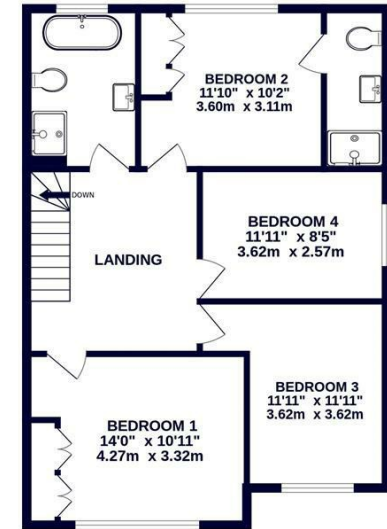
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR  
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 1466 sq.ft. (136.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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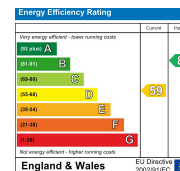


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