

# Hillside Gardens

Northwood • • HA6 1RL

Asking Price: £750,000



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For anybody looking for a detached bungalow with two spacious bedrooms and one bathroom this is the property for you. With a convenient location being in-between Northwood and Pinner, it makes this spacious property perfect for a family looking to extend.

It has a large garden as well as a large driveway and an added bonus of being a short walk away from the high-street with all of it's local shops, restaurants and amenities.

Detached Bungalow

Two Bedrooms

One Bathroom

Separate WC

Large Plot

Chain Free

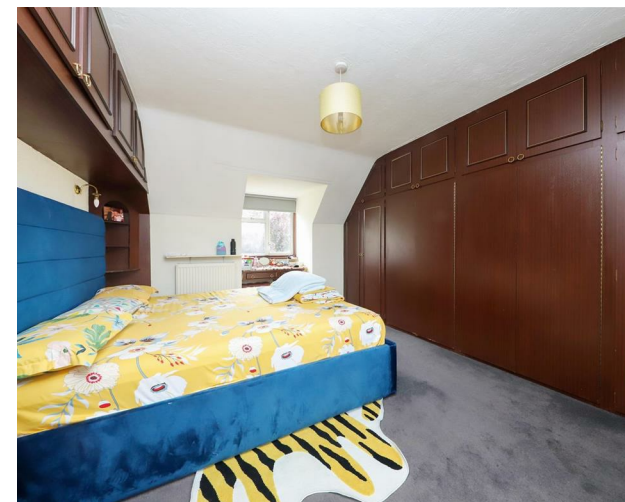
Driveway

Garage

15ft Living Room

1250sq.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**

Hillside Gardens, conveniently placed between Pinner and Northwood Hills extensive high streets offering a selection of cafes, restaurants, and shopping amenities. The Metropolitan line is easily accessible at Pinner Station and Northwood Hills Station which offers swift access into London, as well as many bus routes towards Harrow, Ruislip and Northwood. For the motorist the M1, M40 and M25 motorways are also accessible providing access to Central London and the Home Counties. There are a number of highly regarded schools including Pinner Wood School and Northwood School in close proximity, along with the convenience of a number of leisure facilities including Better Gym and Highgrove Leisure Centre.

### **Description**

The ground floor of this detached bungalow comprises of a porch as you walk through the front door as well as a spacious hallway. On the left sits the second bedroom that has built in storage. On the right is the dining room which feeds through into the 15ft living room which showcases views of the garden. Next to the living room is the kitchen as well as the all important downstairs WC. On the other side of the home sits a garage along side a room for extra storage. Access for this can be found from the outside. Upstairs on the first floor nestles the master bedroom with built in storage all the way along the side as well as a sizable family bathroom.

### **Outside**

To the front sits a large driveway for off street parking along with a spacious front garden as well. To the rear the garden is mainly filled with shrubbery as well as partly laid to lawn.



### Schools:

Hillside Infant & Junior School (0.19 miles)  
Northwood School (0.27 miles)  
Frithwood Primary School (0.62 miles)



### Train:

Northwood Hills Station (0.39 mi)  
Northwood Station (0.75 mi)  
Pinner Station (1.51 mi)



### Car:

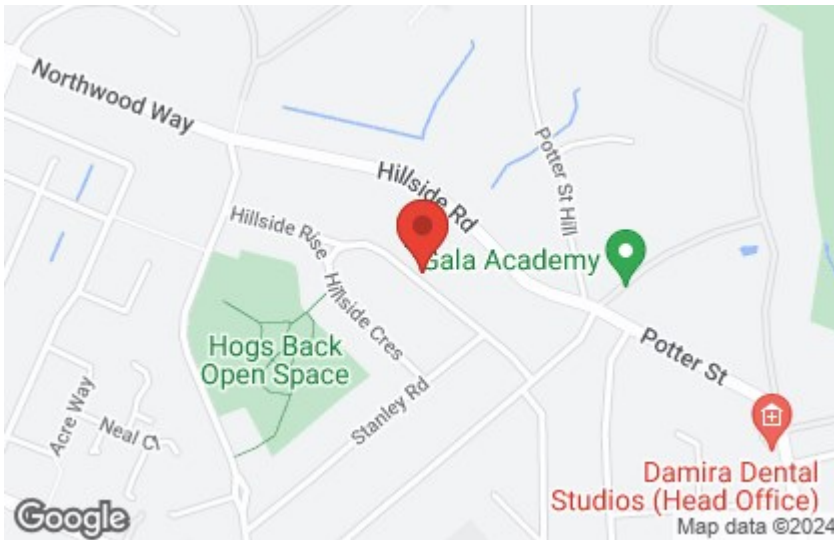
M4, A40, M25, M40



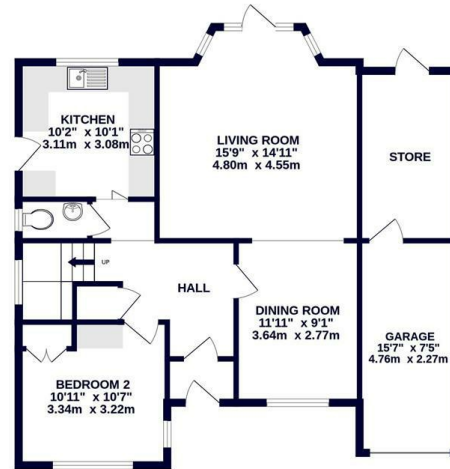
### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
911 sq.ft. (84.7 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 1250 sq.ft. (116.1 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

England & Wales  
EPC Directive  
2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.