

# Hills Lane

Northwood • Middlesex • HA6 2QL

Offers In Excess Of: £800,000



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est 1986

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Northwood • Middlesex • HA6 2QL

CHAIN FREE. Positioned on a quiet, residential lane within Northwood is this delightful three bedroom detached house. Occupying a discreet position, moments from Highfield Crescent's open space and overlooking Northwood Golf Course this cleverly designed home is set over two spacious floors.

Detached Residence

Three Bedrooms

18ft living room

Fitted kitchen

Views Over Northwood Golf Course

Large Detached Garage

Off street parking

Potential to extend (STPP)

No Upper Chain

981 sq.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.





### Directions

From our Pinner office, turn right onto Bridge Street and continue to Elm Park Road. At the traffic lights, turn left onto Pinner Road and proceed to the roundabout. At the roundabout, take the second exit and proceed onto Rickmansworth Road. Take a left onto Hills Lane and the property is located a short distance down on the left hand side.

### Situation

The property is situated towards the end of a delightful lane, overlooking Northwood Golf Club. Northwood provides a range of shopping facilities, a variety of restaurants and other amenities with the Metropolitan Line station providing access to Baker Street and the City. There is a plethora of state and private schooling close by and the M1, M40 and M25 motorways are also accessible.

### Description

Positioned on a quiet, residential lane within Northwood is this delightful three bedroom detached house. Occupying a discreet position, moments from Highfield Crescent's open space and overlooking Northwood Golf Course this cleverly designed home is set over two spacious floors. Upon entering the residence, you are immediately greeted by a light-filled, triple-aspect, 18ft living room. With an open-plan theme throughout, the lounge seamlessly flows into the kitchen. The kitchen itself benefits from an excellent range of storage, worktop space and a selection of high quality integrated appliances and provides ample room for a large dining table and chairs. The ground floor is completed by a 6ft conservatory overlooking the garden, a utility and useful downstairs shower room. A feature spiral staircase leads the way to the first floor, where a spacious landing provides access to three bedrooms and a family bathroom. The master bedroom measures at an impressive 13ft and comes equipped with a large window and a mass of fitted storage. Offering a lifestyle of undeniable charm and possibility with scope to personalise and update to own taste, this opportunity is not to be missed.

### Outside

To the front there is a private paved driveway offering off-street parking for several vehicles. To the rear, you will find a well presented courtyard-style garden perfect for entertaining. The property also benefits from a large detached garage.



### Schools:

Hillside Infant and Juniors School (0.71 miles)  
Northwood School (0.85 miles)  
Haydon School (0.92 miles)



### Train:

Northwood Station (0.41 miles)  
Northwood Hills Station (0.80 miles)  
Moor Park Station (1.75 miles)



### Car:

M4, A40, M25, M40



### Council Tax Band:

F

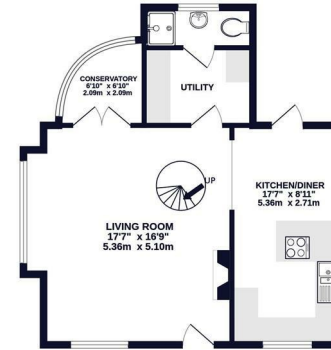
(Distances are straight line measurements from centre of postcode)



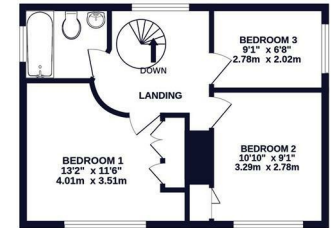
OUTBUILDING



GROUND FLOOR  
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 1129 sq.ft. (104.9 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		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		
		77	77
		38	
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.