

# Roy Road

Northwood • • HA6 1EH  
Offers In Excess Of: £730,000



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# Roy Road

## Northwood • • HA6 1EH

Located on a sought-after road, this beautifully presented 2/3-bedroom, 2-bathroom terraced home combines modern comfort with excellent transport links. Just 16 miles from Central London, it offers direct access via Northwood's Metropolitan Line station. Watford (4 miles) and Harrow (6 miles) are also nearby, offering a wide range of shops and amenities. This property also has DETAILED PLANNING FOR LARGE LOFT CONVERSION.

Northwood's vibrant high street includes popular names such as Waitrose, Boots, and Costa, along with a great selection of cafés and restaurants serving international cuisine.

The area is perfect for active lifestyles, with golf, tennis, football, and cricket clubs, plus the renowned David Lloyd Sports and Social Club.

Families benefit from access to top-rated schools including St Helen's, Northwood College, St Martin's, St John's, and Merchant Taylors'.

2/3 Bedrooms

Two Modern Bathrooms

Biofuel Fireplaces

Prime Location

Close To Transport Links

Modern Stylish Kitchen

Fitted Wardrobes

Off Street Parking For Two Cars

Rear Access

Approx 1024 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.





#### Description

This Property is a stylish and versatile 2/3-bedroom, 2-bathroom terraced home, ideally positioned on the highly desirable Road in Northwood. This beautifully finished property offers a blend of contemporary design and thoughtful touches throughout, perfect for modern living.

Step inside into a bright and welcoming entrance hall, leading to a front-facing study that offers flexible use as a third bedroom, home office or additional living space. Adjacent to the hall, you'll find a convenient downstairs bathroom, ideal for guests and everyday ease.

Continue through to the heart of the home – a spacious and elegant living room featuring a modern biofuel fireplace, providing both comfort and sustainability. Stylish oak wood flooring flows seamlessly through the ground floor, enhancing the warmth and character of each space.

To the rear, a stunning Italian-designed kitchen/dining room offers a sleek, contemporary setting for cooking and entertaining, with views out to the private garden.

Upstairs, the first floor hosts two generous double bedrooms with built-in wardrobes and plenty of natural light. A well-appointed family bathroom completes the upper level.

Additional highlights refurbished to a high standard throughout, energy-efficient biofuel fireplaces, and an EPC rating of C.

This is a superb opportunity to own a thoughtfully designed home in a prime location, just moments from excellent transport links, shops, schools, and leisure amenities.

#### Outside

Step into a beautifully landscaped private garden — a tranquil outdoor retreat designed for both relaxation and entertaining. Recently installed composite decking flows seamlessly from the kitchen, creating an elegant extension of the indoor living space. This raised area is perfect for al fresco dining, summer gatherings, or simply enjoying a quiet morning coffee surrounded by greenery. The garden is thoughtfully planted with a variety of mature shrubs, ornamental grasses.

Toward the rear, a discreet gate provides practical rear access — ideal for garden maintenance or cycling enthusiasts.

Additional highlights include off-street parking for two vehicles to the front, adding convenience to this charming and well-balanced outdoor setting.

#### Location

Located on a quiet residential street, Roy Road offers the best of Northwood living with easy access to shops, schools, and transport. Just a short walk to the Metropolitan Line station, the property provides direct links to Central London.

Northwood's town centre is close by, featuring Waitrose, cafés, restaurants, and local amenities. The area also offers excellent schools including St Helen's, Northwood College, and Merchant Taylors', along with leisure facilities such as golf and tennis clubs, and the David Lloyd Centre.

Perfectly positioned for families and commuters alike, this is a peaceful yet well-connected location.



#### Schools:

Frithwood Primary School 0.4 miles  
 Hillside Infant School 0.3 miles  
 St Helen's School 0.5 miles



#### Train:

Northwood Station 0.4 miles  
 Northwood Hills Station 0.6 miles  
 Moor Park Station 1.7 miles



#### Car:

M4, A40, M25, M40



#### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



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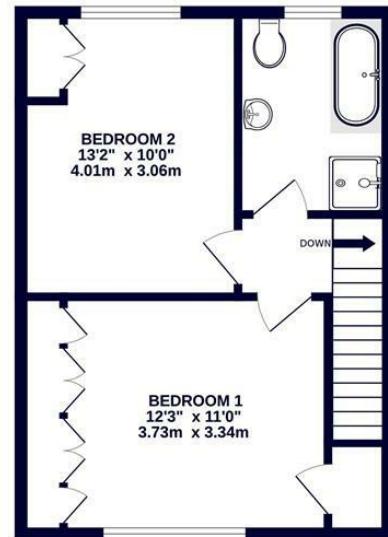
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GROUND FLOOR  
 615 sq.ft. (57.1 sq.m.) approx.

1ST FLOOR  
 409 sq.ft. (38.0 sq.m.) approx.



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TOTAL FLOOR AREA: 1024 sq.ft. (95.1 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be checked 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
Very energy efficient - lower running costs	
2014/15 A	
2014/15 B	
2014/15 C	
2014/15 D	87
2014/15 E	
2014/15 F	
2014/15 G	
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

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.