



• CHARACTER FAMILY RESIDENCE 12 Green Lane, Northwood, HA6 2UN

Offers over £1,500,000

• OVER FOUR FLOORS

A stunning circa 4000 sq ft detached Edwardian family residence with accommodation over four floors situated on approximately 1/3 of an acre plot. Set back from the road in this excellent location giving easy access to Northwood station, shops and a range of excellent state and private schooling. The property is well positioned on a large plot offering scope for development potential subject to the usual consents. The property has many original character features and is truly one of Northwoods landmark family homes.

• 1/3 OF AN ACRE PLOT

• DEVELOPMENT POTENTIAL



Property Description

THE LOCATION

The property is situated in an enviable position set back from the road and is approached via a large driveway. Northwood provides a range of shopping facilities including Waitrose supermarket, a variety of restaurants and other amenities with the Metropolitan Line station providing easy access to Baker Street and the City. There is a wide range of state and private schooling together with an excellent choice of recreational facilities, which include Northwood & Moor Park golf courses and the David Lloyd fitness centre.

THE PROPERTY

Ground floor ; Feature staircase with half landing, stairs to basement, family room, W/C, kitchen breakfast room, lounge and dining room.

First floor ; Three double bedrooms (with an en-suite bathroom to master bedroom) and a family bathroom, dressing room.

Second floor ; Two double bedrooms, family bathroom, separate W/C and access to eaves storage.

Basement ; Kitchen, boiler room, W/C, music room/reception and garden room/reception.

In our opinion this stunning family home retains many original character features throughout the property whilst benefitting from modern sleek interiors.

OUTSIDE

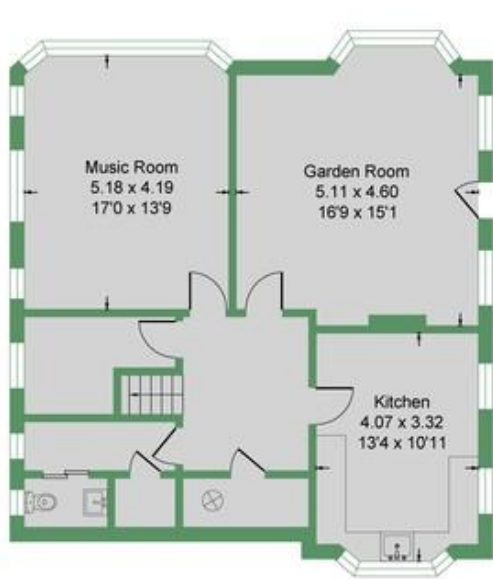
The property is screened from the road and is approached via a large gravel driveway providing multiple off street parking, access to the detached garage and the rear garden. To the rear there is a stunning sunny aspect garden which has a patio and large lawn area which is perfect for outside entertaining. In our opinion the property and plot offer huge scope for extension/redevelopment subject to the usual consents.



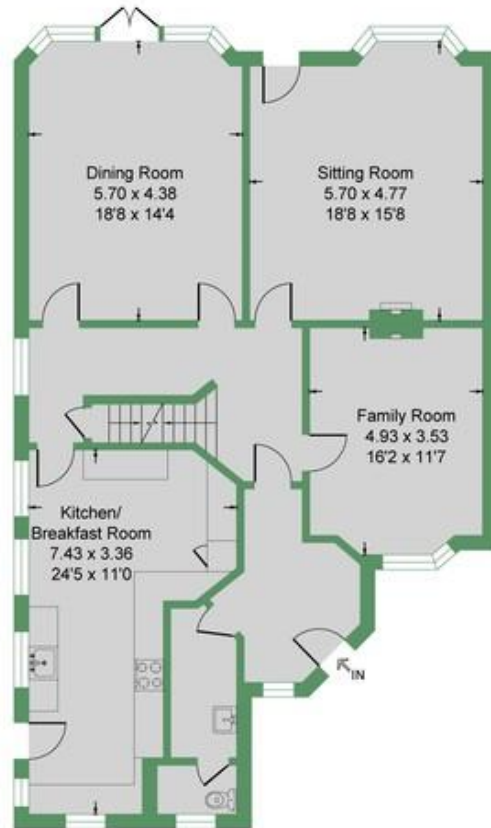


Green Lane

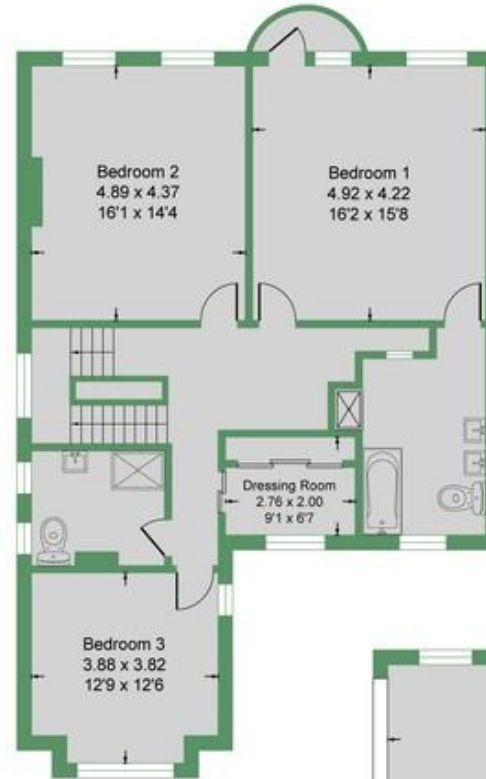
Approximate Gross Internal Floor Area = 404.7 sq m / 4356 sq ft



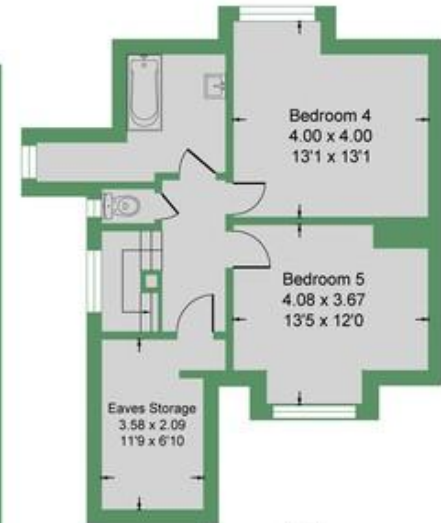
Basement
Approximate Floor Area
971.93 sq.ft
(90.29 sq.m)



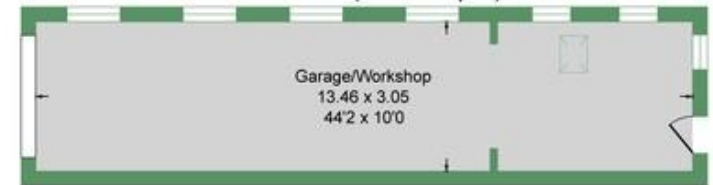
Ground Floor
Approximate Floor Area
1330.03 sq.ft
(123.56 sq.m)



First Floor
Approximate Floor Area
1140.51 sq.ft
(105.95 sq.m)



Second Floor
Approximate Floor Area
471.98 sq.ft
(43.84 sq.m)



Garage
Approximate Floor Area
441.89 sq.ft
(41.05 sq.m)



Illustration for identification purposes only, measurements are approximate, not to scale.

Hillingdon office
11 Crescent Parade
Hillingdon
UB10 OLG

Uxbridge office
41 Belmont Road
Uxbridge
UB8 1QT

Hillingdon office 01895 231311
Uxbridge office 01895 707777
info@andrewsresidential.co.uk
www.andrewsresidential.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements