

# DAVID CHARLES

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## OPULENS PLACE, NORTHWOOD, MIDDLESEX, HA6 2JZ



**PRICE....£850,000....FREEHOLD**

This is a bright and well presented four bedroom, three bathroom modern family residence which was built in 2006 (1,763 sq.ft/163.9 sq.m) and is set in this exclusive gated development off Ducks Hill Road. It is within easy reach of Northwood Town Centre with its array of shops, restaurants, coffee houses, Waitrose Supermarket and Northwood Metropolitan Line Station providing access to Baker Street. Highly regarded state and private schools, including Merchant Taylors School and St Helens Girls School, are also within easy reach. The accommodation comprises of a secure gated entrance, which has access via an entry phone system leading to allocated residents' parking. The front door leads to an entrance hall, a 10'6ft modern fitted kitchen with integrated appliances. Off the hallway there is a large reception room which opens to an 8'10ft dining room. There are French doors leading to a pleasant garden. Also on the ground floor is a guest/WC. On the first floor there is a large second bedroom with fitted wardrobes overlooking the garden, and an en-suite modern shower room. Two further bedrooms, and a large modern family bathroom complete this floor which also houses the airing cupboard. On the second floor there is the master bedroom suite, 16'1ft x 15ft 4in with a range of built-in double wardrobes overlooking the garden, and a modern fitted en-suite bath/shower room/WC. A 16'1ft x 7'7ft walk-in dressing room/ study completes this floor. The pleasant garden is 73ft long with a paved patio area leading to lawn with flowering borders and a rear door to the 15'7ft garage. The garage is approached by the driveway on the development.

**020 8866 0222**













## COUNCIL TAX

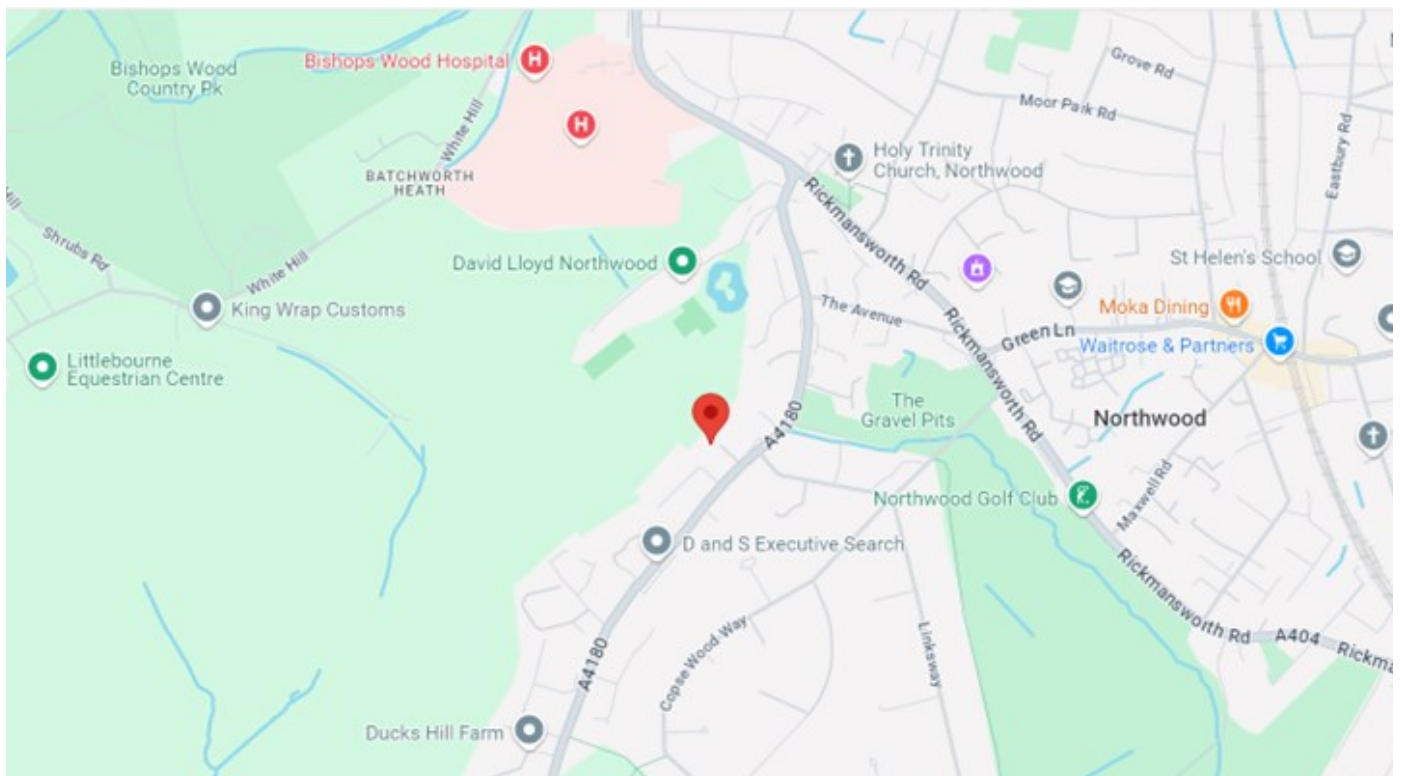
London Borough of Hillingdon - Band G - £3,106.48

## LOCAL SCHOOLS

Holy Trinity CofE Primary School - 0.36 miles  
Northwood College For Girls GDST - 0.56 miles  
St Martin's School - 0.6 miles  
St Helen's School - 0.84 miles

## LOCAL TRANSPORT

Northwood Metropolitan Line Station - 0.9 miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

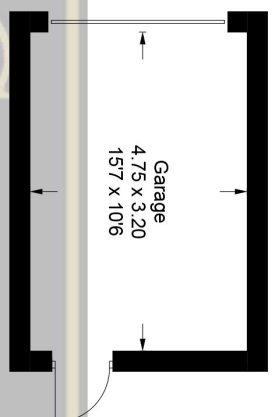
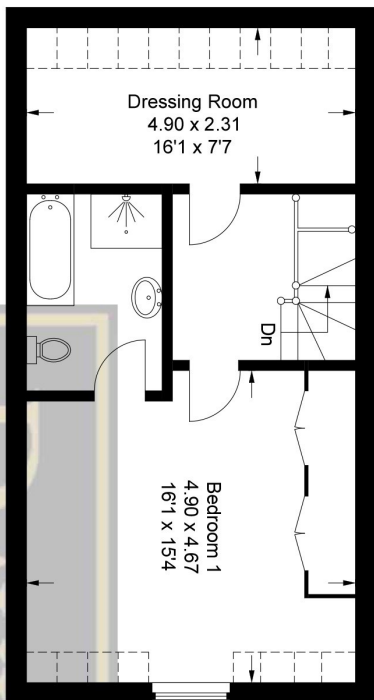


# Opulens Place

Approximate Gross Internal Area = 148.5 sq m / 1,598 sq ft (Includes Restricted Head Height)

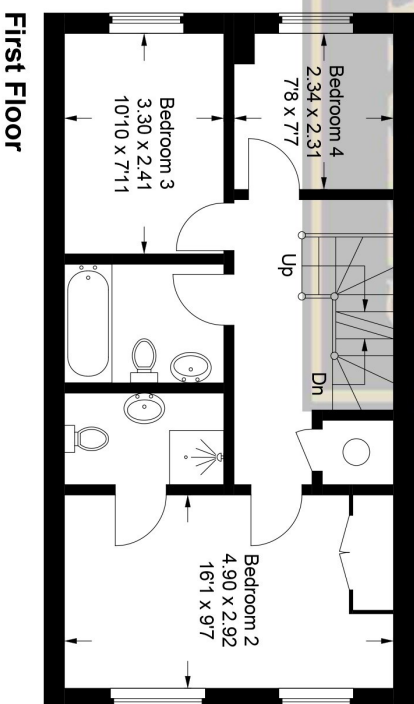
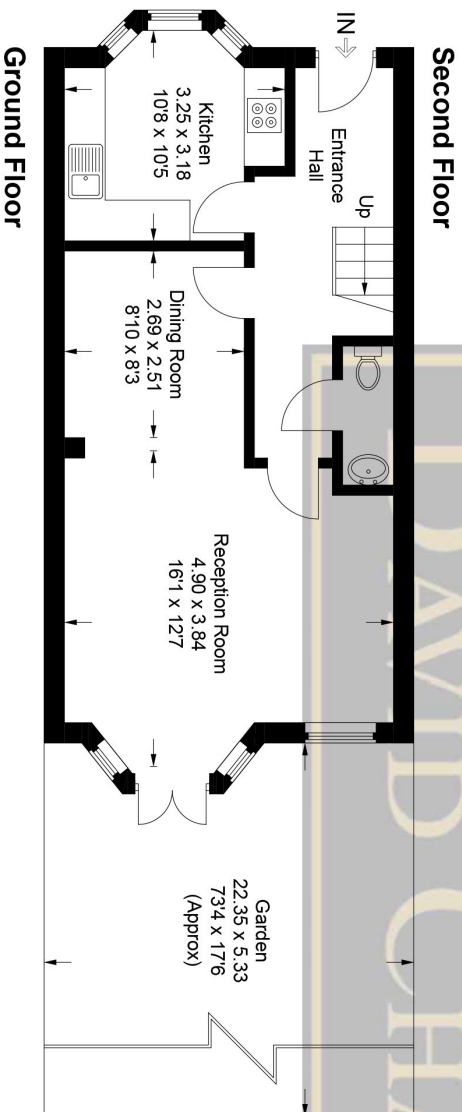
Garage = 15.3 sq m / 165 sq ft

Total = 163.8 sq m / 1,763 sq ft (Includes Restricted Head Height)



(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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**For appointments to view please call David Charles 020 8866 0222**

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*