



Batchworth Lane, Northwood, HA6 3AT

NO UPPER CHAIN. A fantastic opportunity to acquire this four bedroom detached property set in this prime location. With plenty of potential to extend subject to the usual planning constraints, this family home briefly comprises: entrance hallway, a bay fronted dining room, spacious lounge, fitted kitchen with utility area and bathroom suite with separate wc. The property benefits include a downstairs cloakroom, garage via own drive, off street parking for numerous vehicles and large rear garden. Northwood provides a range of amenities with the Metropolitan Line station providing access to Baker Street and the City. Northwood provides a wide range of shopping facilities such as Waitrose supermarket, restaurants and the Metropolitan Line Station providing access to Baker Street and the city beyond Sports and fitness enthusiasts are well catered for with clubs for Golf, Tennis, Football, Cricket and extensive facilities within the David Lloyd Sports and Social Club. There is a wide choice of schools in the area including St Helen's and Northwood College for girls, St Martin's, St John's and Merchant Taylors' for boys.



ENTRANCE HALL

Front aspect double glazed stained glass frosted windows, radiator, stairs to first floor landing, under stair storage cupboard, picture rail, doors to:

DINING ROOM

Front aspect double glazed leaded light stained glass bay window, side aspect double glazed leaded light stained glass windows, parquet flooring, downlighting, radiator.

LIVING ROOM

Side aspect double glazed leaded light stained glass windows, rear aspect

double glazed stained glass door to rear garden, gas fireplace, picture rail, downlighting, radiator x 2.

KITCHEN

Rear aspect double glazed part bay window, side aspect double glazed window, tiled flooring with under floor heating, cupboard housing boiler, downlighting, a range of base and eye level units, one and a half stainless steel sink with drainer, four gas hob rings, extractor hood, integrated double oven and dishwasher, leading to:

UTILITY AREA

Side aspect double glazed frosted window, rear aspect double glazed frosted door to rear garden, tiled flooring, tiled walls, base and eye level unit, space for fridge freezer.

DOWNSTAIRS CLOAKROOM

Side aspect double glazed frosted window, tiled flooring, tiled walls, low level wc, vanity unit incorporating wash hand basin, downlighting, radiator.

GARAGE

Up and over door, side aspect door, side aspect window, tiled flooring, base and eye level unit, power and lighting, space for washing machine and dryer.

FIRST FLOOR LANDING

Hatch to loft space, storage cupboard, cupboard housing tank, doors to:

BEDROOM ONE

Front aspect double glazed stained glass bay window, side aspect double glazed stained glass window, a range of fitted wardrobes, radiator.

BEDROOM TWO

Dual aspect double glazed stained glass window, radiator, a range of fitted wardrobes.

BEDROOM THREE

Rear aspect double glazed stained glass window, radiator, vanity unit incorporating wash hand basin.

BEDROOM FOUR

Front aspect double glazed stained glass window, radiator, fitted wardrobe.

BATHROOM

Front aspect double glazed stained glass frosted windows, tiled flooring, tiled walls, panel enclosed bath with shower attachment and mixer taps, pedestal wash hand basin, heated towel rail.

SEPARATE WC

Side aspect double glazed stained glass frosted window, tiled flooring, tiled walls, low level wc.

FRONT

Off street parking for multiple vehicles, side access x 2.

REAR GARDEN

Mainly laid to lawn, patio area, panel enclosed fence, garden shed x 1, green house x 1, side access x 2.

COUNCIL TAX

Three Rivers District - Band G - £3,664.08

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

DISTANCE TO STATIONS

Northwood (0.6 Miles) - Metropolitan
Moor Park (0.8 Miles) - Metropolitan



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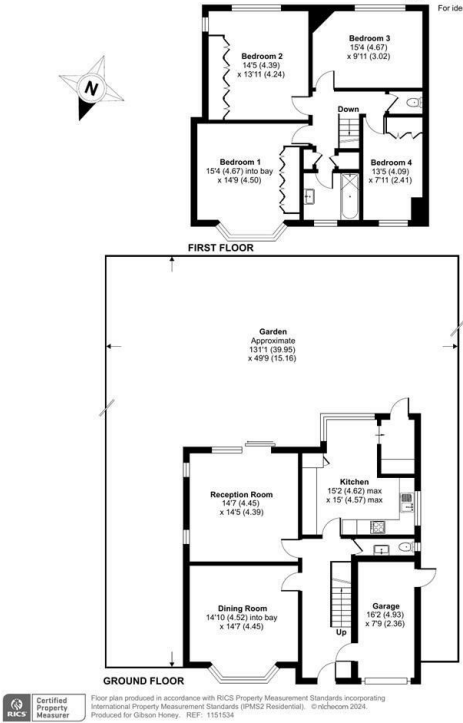
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Approximate Area = 1661 sq ft / 154.3 sq m
Garage = 120 sq ft / 11.1 sq m
Total = 1781 sq ft / 165.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	53	75
England & Wales		EU Directive 2002/91/EC



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