



Woodfield Avenue, Northwood, HA6 3EA

NO UPPER CHAIN. We are pleased to present to the market this four bedroom detached property situated in this premier location. With planning permission approved to significantly extend the property as well as raise the height of the roof ridge, this family home briefly comprises: entrance hallway, living room, separate dining room, fitted kitchen, downstairs cloakroom, bathroom suite and additional ensuite to master bedroom. The property benefits include a downstairs cloakroom, garage, off street parking for numerous vehicles and large rear garden. There is even the potential to potentially demolish the existing property and construct a new dwelling subject to the relevant planning constraints. 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 door, front aspect double glazed frosted window, tiled flooring, downlighting, doors to;

RECEPTION ROOM

Front aspect double glazed window, rear aspect double glazed sliding door, double radiator, down lighting, doors to;

DINING ROOM

Rear aspect double glazed window, coved ceiling, radiator.

KITCHEN

Rear aspect double glazed window, side aspect double glazed door to rear garden, tiled flooring, a range of base and eye level units, integrated double oven, electric stove with 4 hob rings, extractor fan, space for washing machine and dryer, free standing double fridge freezer, radiator.

DOWNSTAIRS CLOAKROOM

Front aspect double glazed frosted window, low level w/c, wash hand basin.

FIRST FLOOR LANDING

Front aspect double glazed window, hatch to loft, cupboard housing water tank, radiator, doors to;

BEDROOM ONE

Rear aspect double glazed window, radiator, fitted wardrobes, door to;

EN-SUITE

Front aspect double glazed frosted window, tiled flooring, part tiled walls, panel enclosed bathtub with mixer taps and shower attachment, low level w/c, wash hand basin enclosed by vanity unit, heated towel rail.

BEDROOM TWO

Rear aspect double glazed window, radiator, fitted wardrobe.

BEDROOM THREE

Rear aspect double glazed window, downlighting, radiator, fitted wardrobes.

BEDROOM FOUR

Front aspect double glazed window, radiator.

BATHROOM

Front aspect double glazed frosted window, part tiled walls, panel enclosed bathtub with mixer taps and shower attachment, wash hand basin enclosed by vanity unit, low level w/c, heated towel rail.

REAR GARDEN

Mainly laid to lawn, patio area, side access.

DOUBLE GARAGE

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 (0.8 Miles) -

Metropolitan

Moor Park (1.1 Miles) -

Metropolitan



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