



Eastbury Avenue, Northwood, HA6 3LB

Gibson Honey are delighted to present to the market this stunning FIVE bedroom mock-tudor detached property, Set in this premier road ideally located for Northwood town centre, this well proportioned family home briefly comprises: Entrance porch, welcoming entrance hall, a bright and spacious dining room, large living room, study, master bedroom with en suite and dressing area, four further good size bedrooms and a family bathroom. The property benefits include a utility room, downstairs cloakroom, block paved driveway for several vehicles, substantial integral garage with electric door and large rear garden. 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 PORCH

Front aspect door, front aspect double glazed leaded light frosted window, porch light, door to:

ENTRANCE HALL

Front aspect door, front aspect frosted leaded light window, dado rail, stairs to first floor landing, under stairs cupboard, coved ceiling, doors to:

DOWNSTAIRS CLOAKROOM

Radiator, low level wc, tiled flooring, coved ceiling, pedestal wash hand basin.

DINING ROOM

Front aspect double glazed leaded light bay window, double radiator, dado rail, coved ceiling.

STUDY

Rear aspect leaded light window, radiator with decorative cover, coved ceiling, built in desk and storage.

LIVING ROOM

Side aspect leaded light windows x 2, rear aspect sliding patio doors, coved ceiling, gas feature fireplace with marble surround, double radiator, dado rail, radiator.

KITCHEN

Rear aspect leaded light window, range of base and eye level units with granite worksurface over and acrylic splashback, Neff 4 ring gas hob, Neff double oven and grill, inset stainless steel sink, integrated Neff dishwasher, coved ceiling, double radiator, side aspect leaded light window.

LANDING

Airing cupboard housing tank, radiator, coved ceiling, dado rail, hatch to loft space, doors to:

MASTER BEDROOM

Rear aspect leaded light window, radiator x 2, coved ceiling, range of built in wardrobes through to dressing room with built in wardrobes. Door to:

EN SUITE

Side aspect frosted leaded light window, panel enclosed bath with mixer taps, bidet, low level wc with concealed cistern, vanity unit incorporating wash hand basin, stand in shower cubicle, coved ceiling, fully tiled walls, radiator.

BEDROOM TWO

Front aspect leaded light window, radiator, range of built in wardrobes.

BEDROOM THREE

Front aspect leaded light window, radiator, range of built in wardrobes.

BEDROOM FOUR

Rear aspect leaded light window, radiator, range of built in wardrobes.

BEDROOM FIVE

Front aspect leaded light window, radiator, coved ceiling.

BATHROOM

Side aspect leaded light frosted window, tiled flooring, panel enclosed bath with mixer taps, wall mounted shower attachment,

vanity unit incorporating wash hand basin, low level wc with concealed cistern, coved ceiling, radiator.

FRONT

Block paved off street parking for several vehicles.

GARAGE

Integrated garage with up and over electric door, lighting, water softener, wall mounted boiler and side aspect door.

REAR GARDEN

Mainly laid to lawn, panel enclosed fence, patio area, side access on both sides of the property, pre fabricated garden shed, outside tap, outside lighting, well mature shrubs and borders.

COUNCIL TAX

London Borough of Hillingdon - Band G - £3,253.97

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

DISTANCE TO STATIONS

Northwood (0.4 Miles) - Metropolitan
Moor Park (1.2 Miles) - Metropolitan





Eastbury Avenue, Northwood, HA6

Approximate Area = 2009 sq ft / 186.6 sq m

Garage = 196 sq ft / 18.2 sq m

Total = 2205 sq ft / 204.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Gibson Honey. REF: 1300490

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		
England & Wales		
		EU Directive 2002/91/EC

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