

# Opulens Place

Northwood • Middlesex • HA6 2JZ

Guide Price: £850,000



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# Opulens Place

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Discover luxury living in this exquisite four bedroom terrace house, nestled within a prestigious gated development in Northwood. Boasting generously proportioned living spaces and elegant design, this stunning property offers the perfect blend of sophistication and comfort. Situated close to highly rated local schools, it presents an ideal opportunity for families seeking both luxury and convenience in a sought-after location.

Gated development

Immaculately presented

Terrace property

Four bedrooms

Three bathrooms

Kitchen

Open plan reception

Downstairs WC

Garden & garage

Off street parking

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Property

Step into a realm of refined luxury with this exquisite four bedroom terrace house, nestled within a prestigious gated development of just six exclusive residences. Beyond its gates lies a sanctuary of elegance and comfort, where generously proportioned living spaces spread across three meticulously designed floors offer a harmonious blend of sophistication and spaciousness. From the grand entrance hall, step into the ground floor's expansive L-shaped sitting/dining room, illuminated by natural light streaming through double patio doors that seamlessly extend the living space into the picturesque rear garden. An attractively fitted kitchen/breakfast room completes this level, inviting culinary exploration and culinary excellence. Ascend to the first floor to discover three elegantly appointed bedrooms and a family bathroom, including a luxurious en-suite shower room in bedroom two with scenic garden views. The pinnacle of luxury awaits on the second floor, where bedroom one reigns supreme with lavish en-suite facilities and an adjacent versatile space for storage, study, or indulgent wardrobe.

### Outside

a paved driveway with off-street parking and a discreetly positioned garage offer convenience, while the manicured lawn and patio area in the rear garden provide the perfect setting for alfresco dining and leisurely moments of repose.

### Location

Opulens Place is a gated development set just off of Ducks Hill Road, a popular residential road situated in Northwood and nearby to St.Martin's and St.Helen's independent schools as well as being in close proximity to a number of amenities including Northwood High streets, Ruislip Woods and Kings College playing fields in Ruislip. Northwood's array of shops are merely a stroll away, and transport links to the City and West End via the Metropolitan and Piccadilly lines. For the motorist the A40/M25 is a short drive providing access to Central London and the Home Counties.



### Schools:

Holy Trinity Primary School 0.4 miles  
Northwood College for Girls 0.6 miles  
Merchant Taylors' School 1.9 miles



### Train:

Northwood Station 0.8 miles  
Moor Park Station 1.4 miles  
Northwood Hills Station 1.5 miles



### Car:

M4, A40, M25, M40



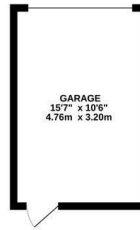
### Council Tax Band:

G

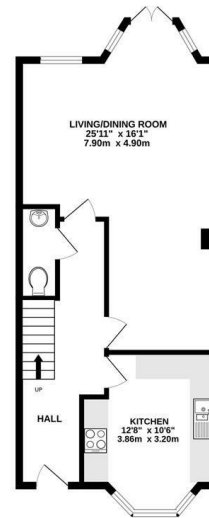
(Distances are straight line measurements from centre of postcode)



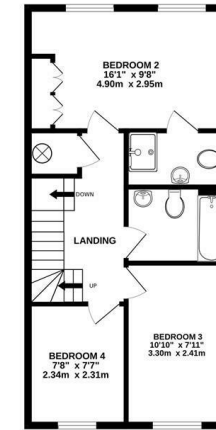
OUTBUILDING  
544 sq.ft. (50.2 sq.m.) approx.



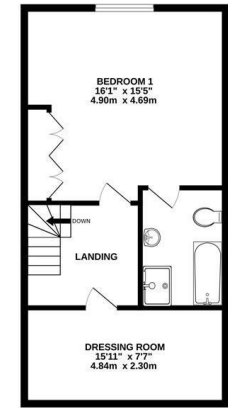
GROUND FLOOR  
560 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR  
528 sq.ft. (48.7 sq.m.) approx.



2ND FLOOR  
558 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA : 1768 sq.ft. (164.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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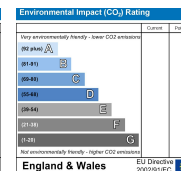
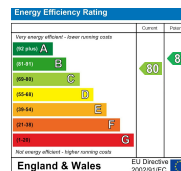


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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.

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