

# Winchester Road

Northwood • Middlesex • HA6 1JE

Guide Price: £850,000



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This charming four bedroom home, located in the ever popular Northwood Hills, comes to the market with no onward chain, offering an excellent opportunity for a hassle free move. The ground floor boasts a spacious lounge, dining room, and a large kitchen/breakfast room, with the added convenience of an integrated garage. Upstairs, four well proportioned bedrooms and a family bathroom provide ample living space for a growing family. The exterior features a paved driveway and a generously sized, mature garden, perfect for outdoor living and personal touches.

Chain free

Semi detached

Four bedrooms

Living room

Dining room

Kitchen and diner

Family bathroom

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

Introducing a charming and spacious property set in a desirable location. This delightful home boasts a well appointed ground floor that offers a welcoming porch, leading into a bright lounge perfect for relaxing or entertaining. A separate dining room provides a versatile space for family meals or gatherings, while the large kitchen/breakfast room offers ample storage and workspace for culinary enthusiasts. Completing the ground floor is an integrated garage, ideal for storage or parking. Upstairs, you will find four generously sized bedrooms, each offering comfort and privacy. The master bedroom features elegant bay windows that bring in plenty of natural light. The first floor also includes a modern family bathroom, conveniently located for all bedrooms. Perfectly blending classic charm with modern convenience, this home offers an ideal opportunity for those looking for comfortable family living in the sought after Northwood Hills

### Outside

This attractive property boasts a classic exterior that complements its charming character. The front of the home features a paved driveway offering ample space for parking, along with an integrated garage. The neat landscaping adds a touch of greenery and privacy. At the rear, the property benefits from a generously sized garden, perfect for those with a passion for gardening or those seeking outdoor space for family activities. Enclosed by mature trees and shrubbery, the garden provides a tranquil retreat and offers endless possibilities for customization. Whether you're looking to create a perfect play area or a serene oasis, this outdoor space can cater to your vision.

### Location

Winchester Road is conveniently located moments from Northwood Hills high streets offering a selection of cafes, restaurants and shopping amenities. The Metropolitan line station is along the high street and provides routes into London, Watford and Harrow on the Hill. For families Haydon school is a short walk away and offers Secondary and Sixth form level education. Coteford and Harlyn Primary schools are also both nearby and within walking distance.



### Schools:

Hillside Infant and Junior 0.5 miles  
Harlyn Primary 0.5 miles  
Haydon School 0.2 miles



### Train:

Northwood Hills 0.2 miles  
Northwood 1 mile  
Pinner 1.5 miles



### Car:

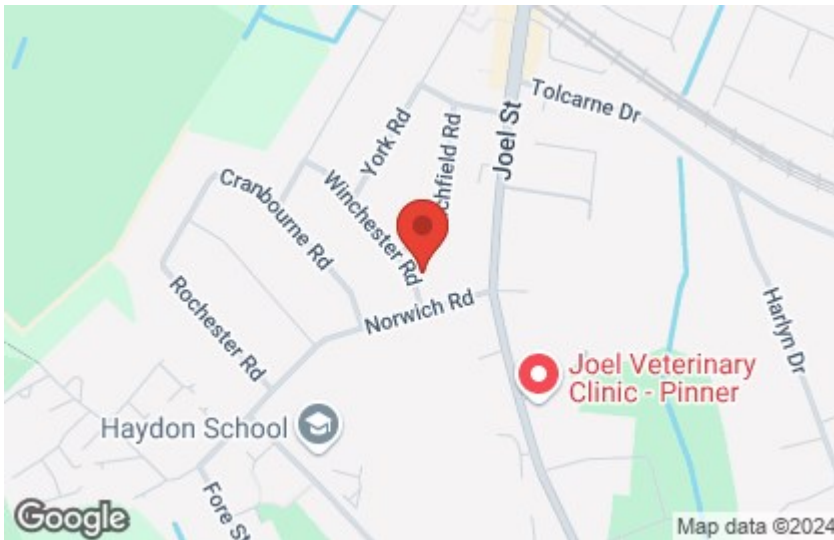
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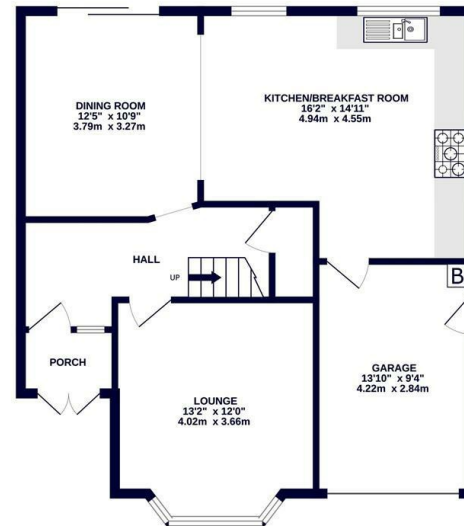
### Council Tax Band:

E

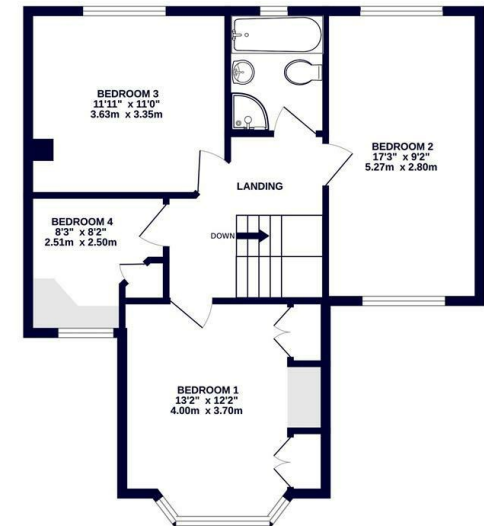
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
753 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1378 sq.ft. (128.0 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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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C		
Below average	D	64	65
Less than average	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - highest running costs	G		

England & Wales  
E3 (Standard)  
2022/01/10

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.