

# Colchester Road

Northwood • Middlesex • HA6 1LX

Asking Price: £725,000



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est 1986

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Northwood • Middlesex • HA6 1LX

This charming three bedroom semi detached house offers great potential for a family looking to create their dream home. The property features two spacious living rooms, a separate kitchen, and three well sized bedrooms, all spread across a well laid out, two storey design. Outside, there is a large rear garden ideal for outdoor activities and a driveway providing off-street parking. With some modernization, this home can be transformed into a stylish and comfortable space in a desirable, family friendly location.

Semi detached home

Three bedrooms

Living room

Dining room

Kitchen

Family bathroom

Garden

Garage

Off street parking

Scope to extend (STPP)

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

This charming three bedroom semi detached house presents a fantastic opportunity to create your ideal home. Situated in a desirable and family friendly area, the property offers a spacious and flexible layout across two floors, perfect for a growing family. As you enter, you are welcomed by a generous hallway leading to two bright and airy living rooms, providing versatile spaces for both relaxation and entertainment. The separate kitchen offers potential for transformation into a modern and functional culinary space, tailored to your needs. Upstairs, you'll find three well sized bedrooms, ideal for family living. The main bedroom offers plenty of space for a comfortable retreat, while the additional bedrooms are perfect for children or guests. A family bathroom is conveniently located on this floor, offering ease of access. While the property does require modernization, it offers a wonderful blank canvas for those with a vision to update and personalize it. With its excellent layout and bright, spacious rooms, this home is perfect for families looking to settle in a peaceful yet convenient location, close to local schools, parks, and transport links. This is an exciting opportunity to create a stylish, personalized home in a sought-after neighborhood, with plenty of potential to make it your own.

### Outside

This semi detached property boasts a sizable front and rear garden, providing ample outdoor space for a family to enjoy. The front garden features a paved driveway, offering convenient off-street parking and leading to the house's entrance, framed by greenery and mature shrubs that add a touch of privacy. The house's exterior is well-presented, with potential to add further curb appeal through personalization. The rear garden is a generous, tranquil space, perfect for outdoor entertaining or gardening enthusiasts. It includes a large lawn area surrounded by mature trees and fencing, ensuring privacy. With a bit of attention, this garden could easily be transformed into a beautiful outdoor haven, ideal for relaxation or children's play. This property's outdoor areas offer both practical and aesthetic potential, making it perfect for families or those who enjoy outdoor living.

### Location

Colchester Road is conveniently located moments from Northwood Hills high streets offering a selection of cafes, restaurants and shopping amenities. The Metropolitan line station is on 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:

Haydon School 0.3 miles  
Northwood School 0.3 miles  
Harlyn Primary School



### Train:

Northwood Hills Station 0.2 miles  
Northwood Station 1.1 miles  
Pinner Station 1.2 miles



### Car:

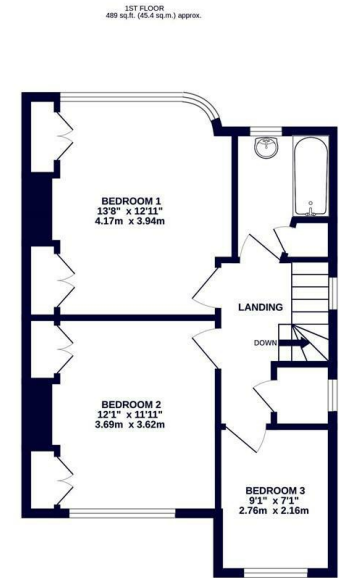
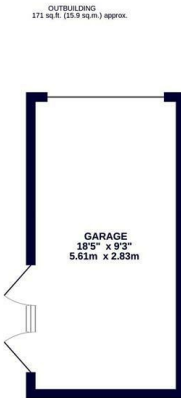
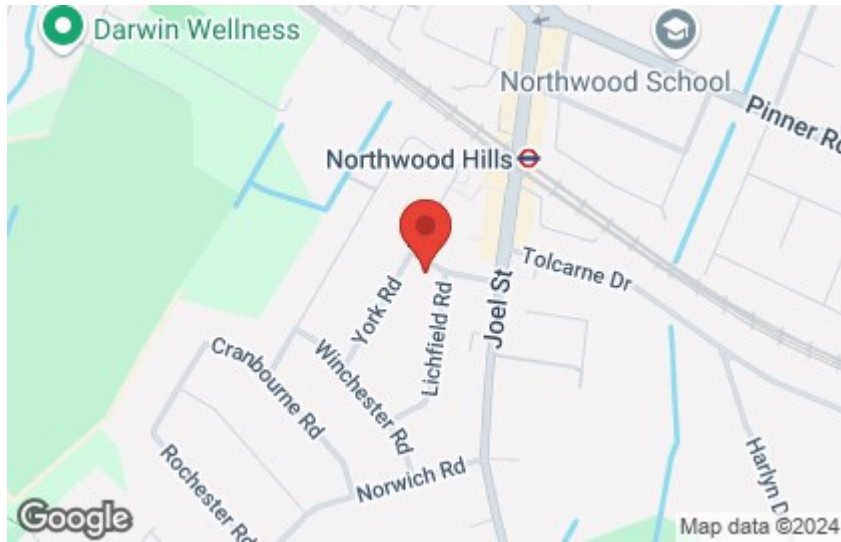
M4, A40, M25, M40



### Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



TOTAL FLOOR AREA : 1135 sq.ft. (105.5 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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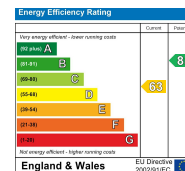


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