



**DETACHED SEVEN BEDROOM FAMILY HOME WITHIN THE COPSEWOOD ESTATE**

Nicholas Way, Northwood, Middlesex, HA6 2TS





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**DETACHED • SEVEN BEDROOMS • FOUR RECEPTION ROOMS • MAIN BEDROOM WITH DRESSING ROOM • WELL-MAINTAINED REAR GARDEN • INTEGRAL GARAGE • CARRIAGE DRIVEWAY • COPSEWOOD ESTATE**

### Description

Situated within the highly sought-after Copsewood Estate, is this excellent seven-bedroom detached family home.

To the ground floor, the property comprises a spacious reception hall, four reception rooms and a fully fitted kitchen with 'Miele' integrated appliances which opens to an impressive conservatory/family area with double doors opening to the rear garden.

To the first floor, the principal bedroom benefits from a dressing room and en suite bathroom, plus four further bedrooms and three further bath/shower rooms.

To the second floor there are two further bedrooms and a shower room.







The front of the property is approached via a paved carriage driveway that provides off-street parking for several cars and access to an integral garage.

To the rear of the property, the garden incorporates a decked rear terrace with white retaining walls and steps up to an area of neat lawn bordered by flower beds, shrubs and a variety of trees.

### **Location**

Northwood provides a range of shopping facilities including Waitrose supermarket, a variety of restaurants and other amenities with the Metropolitan Line station providing access to Baker Street and the City. There is a plethora of state and private schooling together with a wide choice of recreational facilities, which include golf courses and fitness centres. The M1, M40 and M25 motorways are also accessible.

NB this property is situated within the proximity of the ULEZ, if your vehicle does not comply charges may apply.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

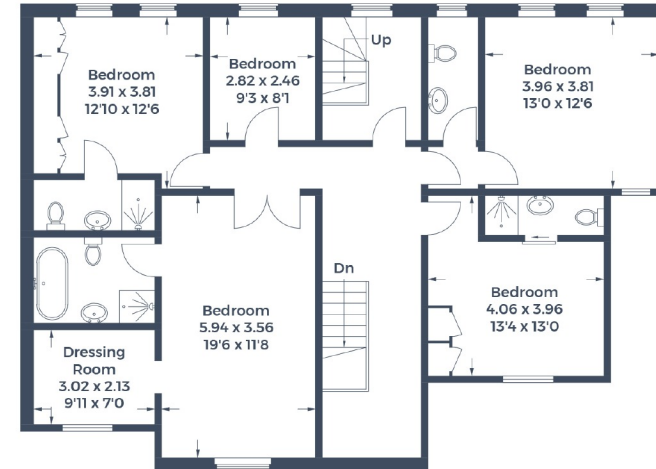
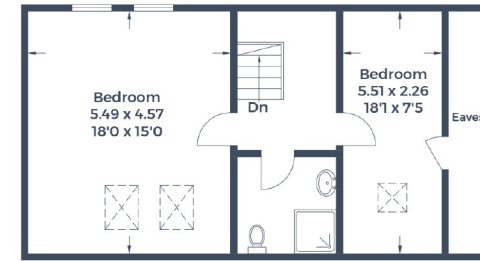
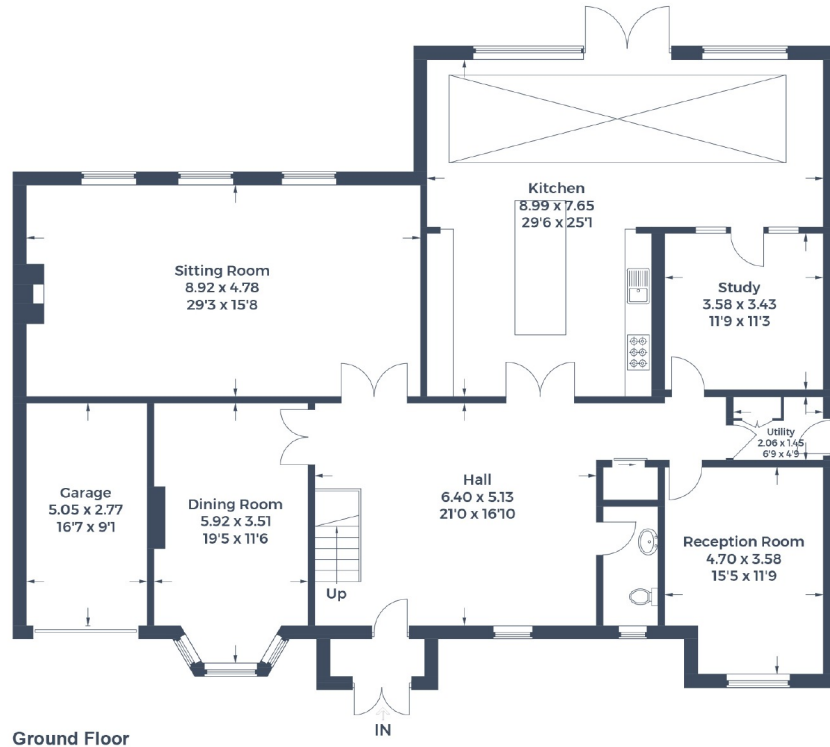
Council Tax: H

Energy Efficiency Rating: D

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Approximate Gross Internal Area  
 Ground Floor = 199.3 sq m / 2,145 sq ft  
 First Floor = 124.5 sq m / 1,340 sq ft  
 Second Floor (Excluding Eaves) = 51.7 sq m / 557 sq ft  
 Garage = 14.1 sq m / 152 sq ft  
 Total = 389.6 sq m / 4,194 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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