



**A CHARACTER SIX BEDROOM THREE BATHROOM DETACHED RESIDENCE**

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Ducks Hill Road, Northwood, Middlesex, HA6 2SQ

**ROBSONS**

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**3,001 SQ.FT • THREE RECEPTION ROOMS •  
GENEROUS KITCHEN • SIX BEDROOMS •  
THREE BATHROOMS • SIZEABLE REAR GARDEN  
• PRIVATE DRIVEWAY FOR SEVERAL CARS**

### Description

Providing in excess of 3,000 sq. ft with an imposing frontage and a sizeable rear garden, this character six-bedroom, three-bathroom detached family residence is situated on the desirable Ducks Hill close to Northwood's amenities.

The ground floor comprises an entrance porch leading through to a character hallway with a spiral staircase. Off the hallway are two generous reception rooms, both accessed via double doors, with one benefiting from access to the garden. There is a rear aspect study, a guest cloakroom and a well-equipped kitchen with an adjoining utility room. Furthermore, there is a light-filled dining room off the kitchen, also with access to the garden. The first floor hosts the principal bedroom, complete with an en-suite shower room and a walk-in wardrobe, three further bedrooms with one en-suite and a family bathroom. Two additional bedrooms can be found on the second floor.





Externally, this superb property boasts a well-maintained, wrap-around garden that is laid to lawn with a patio area. The garden is lined by mature hedges and trees that provide the garden with a great sense of privacy. To the front there is an imposing private driveway for parking several cars, and a double garage with room above for storage.

### **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 Band: G

Energy Efficiency Rating: D

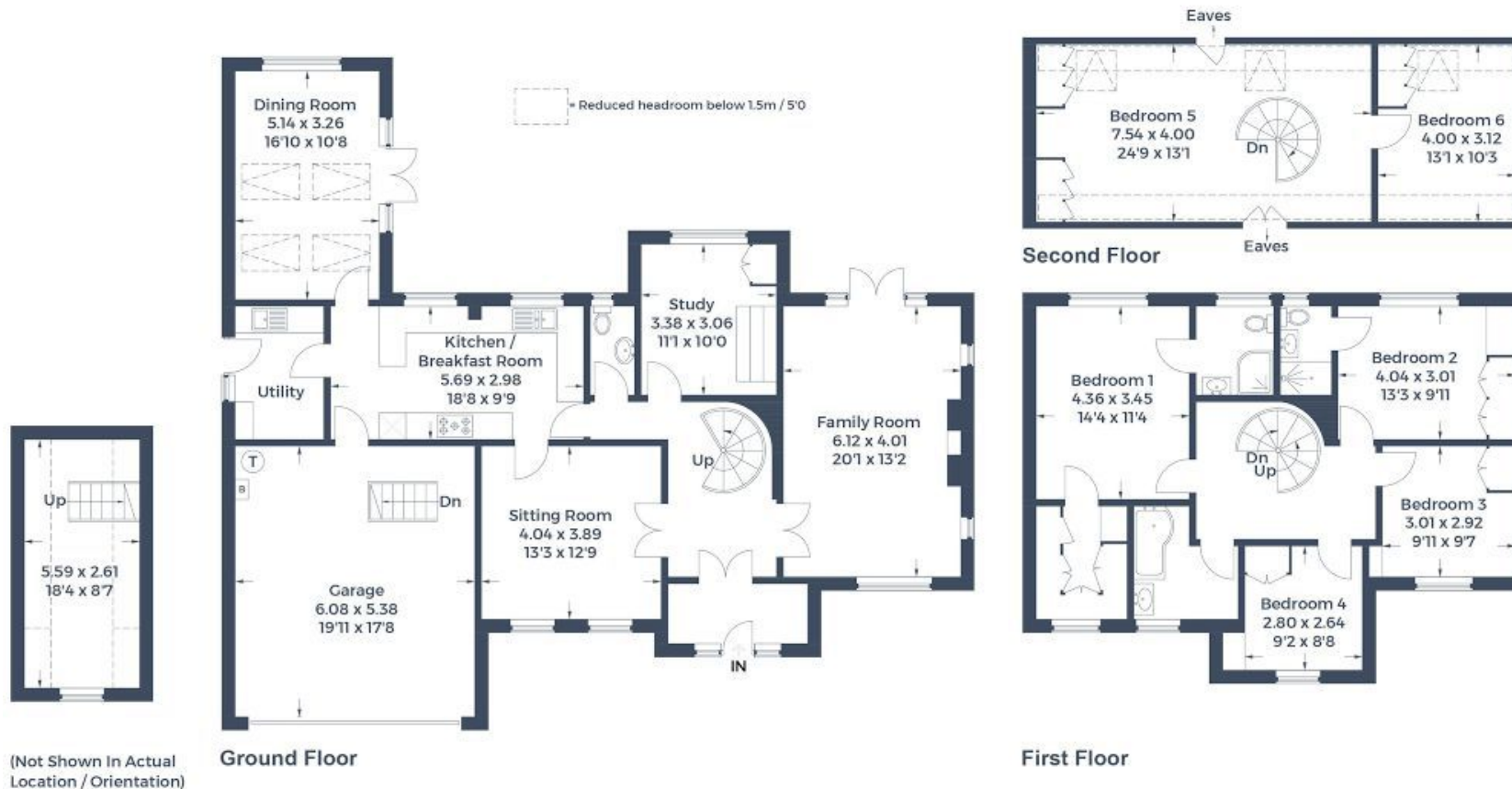
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Approximate Gross Internal Area = 231.9 sq m / 2,496 sq ft

Garage = 46.9 sq m / 505 sq ft

Total = 278.8 sq m / 3,001 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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