



**A SUBSTANTIAL 6 BEDROOM, 3 BATHROOM DETACHED FAMILY HOME IN EXCESS  
3000 SQFT**

Batchworth Lane, Northwood, HA6 3HG

**ROBSONS**



Batchworth Lane, Northwood, HA6 3HG

**TWO RECEPTION ROOMS • KITCHEN/DINING ROOM • UTILITY ROOM • GUEST CLOAKROOM • PRINCIPAL BEDROOM WITH ENSUITE • GUEST BEDROOM WITH DRESSING ROOM AND ENSUITE • FOUR FURTHER BEDROOMS ONE WITH ENSUITE • FAMILY SHOWER ROOM • ATTRACTIVE REAR GARDEN • OFF STREET PARKING & INTEGRAL GARAGE**

### Description

A substantial five/six bedroom, four bathroom family home boasting over 3000 sqft of well balanced and modern accommodation set over three floors. The property is set back from the road offering gated off street parking for several vehicles and access to the garage via an electric door. Internally, the property has been refurbished to an impeccable standard throughout and presents flexible living space incorporating two reception rooms as well as an open-plan kitchen/dining area leading onto the patio area. The kitchen has been finished to a high standard with large kitchen island, top of the range appliances and built in surround sound system.







To the first floor, there are two spacious double bedrooms with en-suite bathrooms, one of which also offering a dressing room. There are two further double bedrooms, a family bathroom and a spacious study. A loft conversion offers a cleverly designed bedroom, benefitting from an abundance of storage and a large ensuite. The property boasts additional benefits such as a second kitchen as well as a separate utility. To the rear is a landscaped, secluded garden which offers a large patio area and well-manicured lawn, including lighting and an irrigation system. The current owners have cleverly designed a games room, store room and outdoor toilet, the garden is a fantastic space for entertaining.

### Location

Northwood provides a range of shopping facilities, supermarket, restaurants and the Metropolitan Line Station providing access to Baker Street and the city beyond. The area has a range of both private and state schools. Places of worship and recreational facilities are also well catered for in the surrounding area and motorway links to M25 and M1 are nearby

### Additional Information

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: F

Energy Efficiency Rating: C

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 835355.



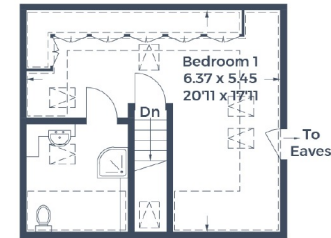
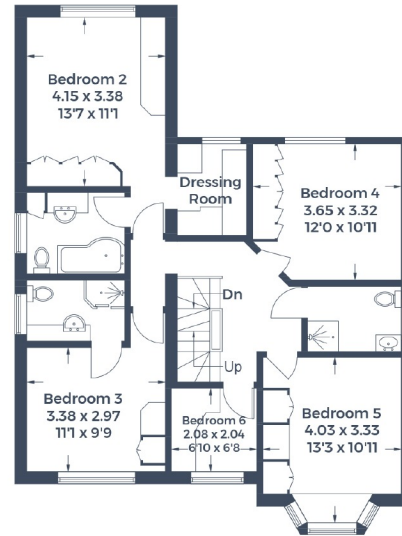
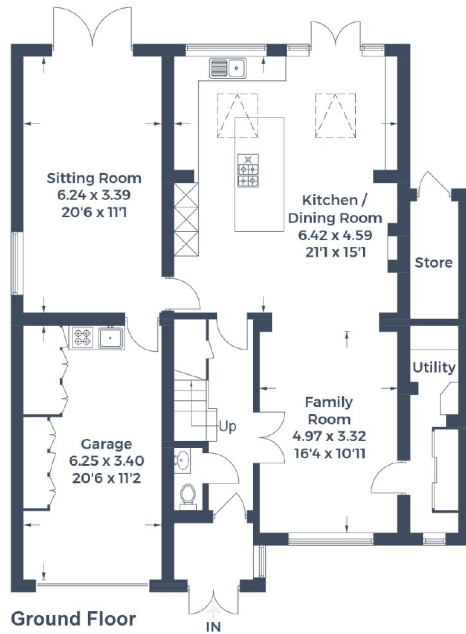


Approximate Gross Internal Area = 218.6 sq m / 2,353 sq ft

Garage = 21.3 sq m / 229 sq ft

Outbuildings = 43.4 sq m / 467 sq ft

Total = 283.3 sq m / 3,049 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.  
© CJ Property Marketing Produced for Robsons

# ROBSONS

7 Clive Parade, Northwood, HA6 2QF

Tel: 01923 835355 Email: northwood@robsonsweb.com

[www.robsonsweb.com](http://www.robsonsweb.com)

SCAN TO VISIT



OUR WEBSITE

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.