



A BEAUTIFULLY PRESENTED FIVE BEDROOM FAMILY HOME WITHIN THE EASTBURY FARM ESTATE

Crofters Road, Northwood, HA6 3ED

ROBSONS

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**5 BEDROOMS • 4 BATHROOMS • SPACIOUS
OPEN-PLAN KITCHEN/LIVING AREA • MIELE
APPLIANCES • UNDERFLOOR HEATING • AIR
SOURCE HEAT PUMP • SOLAR PANELS AND
BATTERY STORAGE • WATER SOFTENER •
LARGE REAR GARDEN**

Description

A stylish five bedroom, four bathroom detached family home, ideally positioned in the much sought-after Eastbury Farm estate. This beautiful home has been thoughtfully extended to maximise space and light, creating over 3,200 sqft of accommodation on three well-appointed levels.

The ground floor comprises a spacious entrance hall with guest cloakroom, double doors lead through to an open-plan kitchen/dining/family room, spanning the entire rear of the property with glazed sliding doors giving views and access to the rear garden. The kitchen area boasts a central island with integrated hob and wine cooler, and a range of Shaker style cabinets with integrated Miele ovens, grill and microwave. To the front aspect is a living room with bay window and brick fireplace, and an internal door from the entrance hall accesses the garage.





Stairs lead to the first floor where there are four bedrooms, two of which have the benefit of ensuite shower rooms, plus a separate family bathroom.

Continuing up to the second floor there is a very large bedroom with an ensuite shower room and ample storage in the eaves.

Outside, the rear garden has a paved patio area, ideal for outside entertaining, and steps down to an extensive lawn with mature hedgerow borders.

A block paved driveway to the front of the property provides off-street parking for 4/5 cars.

Location

The property is equidistant from both Northwood and Moor Park, with their boutique shops, eateries and supermarkets. The Metropolitan Line train stations serve both town centres, which provide access to Baker Street, The City and beyond. The area is also well served for highly rated schools for all ages and has the well-regarded Eastbury Farm School on the estate. Recreational facilities cater for those enjoying a sporting life, with four major golf courses, cricket and football clubs and two fitness centres. Places of worship are also well catered for in the surrounding area and motorway links to M25 and M1 are nearby.

Additional Information

Tenure: Freehold

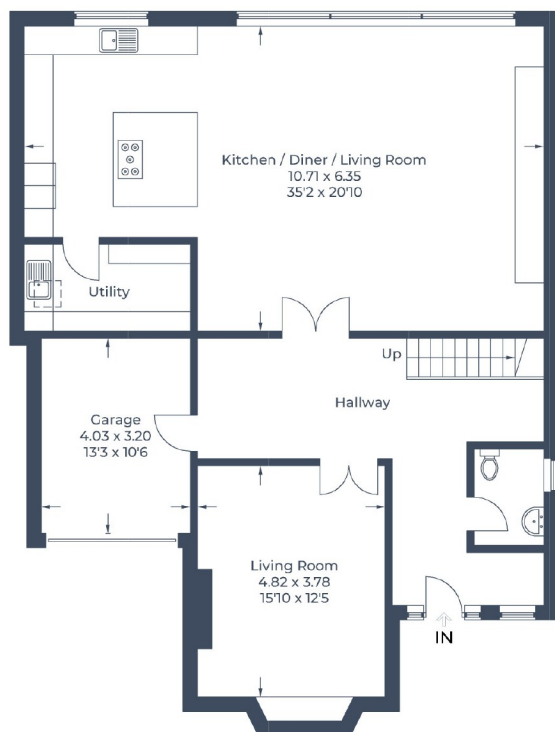
Local Authority: Three Rivers

Council Tax Band: G Energy Efficiency Rating: B

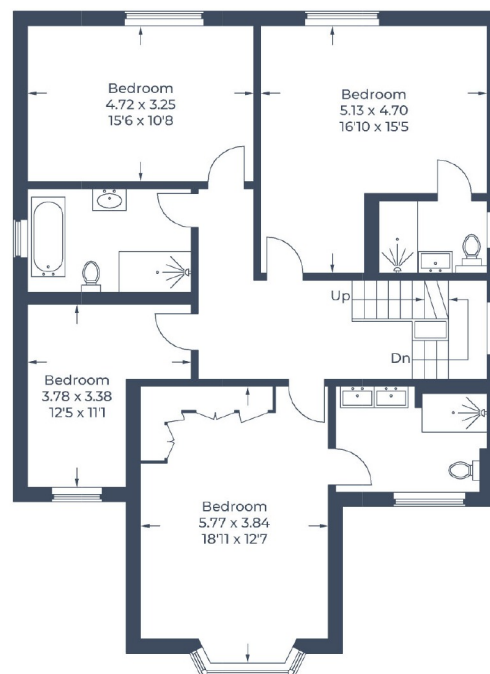
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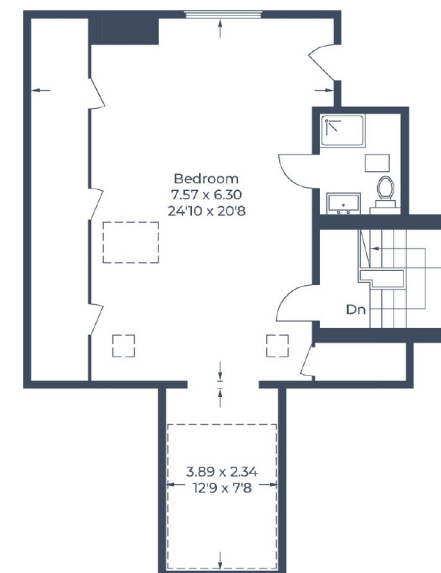
Approximate Gross Internal Area
 Ground Floor = 131.7 sq m / 1,418 sq ft
 First Floor = 105.2 sq m / 1,132 sq ft
 Second Floor = 66.6 sq m / 717 sq ft
 Total = 303.5 sq m / 3,267 sq ft



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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ROBSONS

North Approach, Moor Park, Northwood HA6 2JQ
 Tel: 01923 820622 Email: moorpark@robsonswb.com

www.robsonswb.com

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