



1 KINGFISHER CLOSE
Northwood, HA6 2UG



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KINGFISHER CLOSE

This charming family residence offers a modern, light-filled living experience throughout, which is made apparent immediately as you step into the entrance hallway. The study is located on the right, conveniently overlooking the spacious driveway. The heated Spanish tiles spread across the ground floor flow seamlessly into the heart of the home: the kitchen. Here, the made to measure appliances and large island offer both style and practicality, with the double skylights flooding the space with natural light.

Neighbouring this is the open plan lounge, extending the full length of the property, providing ample space as both a TV room and dining area. This part of the home is ideal for entertaining big groups, as it perfectly opens up to the patio of the garden – which offers privacy and plenty of storage space by the garage port.

The first-floor features four bedrooms, including an en-suite in the master and a separate family bathroom – all built to the highest of standards and offering elegant designs. There is already planning permission in place to extend upwards into the spacious loft, which would cover the full width of the property and the space where an additional staircase could be added has already conveniently been carved out.

Half of the appeal is the fantastic location, with Northwood station connecting a tube to Kings Cross in under 45 minutes and the M25/A40 being easily accessible. The local town benefits from a superb range of supermarkets, restaurants and options for leisure, whilst the property is within catchment of some excellent schools.

INTRODUCTION SUMMARY

Presented in immaculate condition throughout, this stunning detached four-bedroom home located on a private road has been fully renovated to the highest standard, offering contemporary living with no expense spared. Set in a highly sought-after neighbourhood, it combines peaceful residential living with excellent local amenities and transport links into London and surrounding towns.



GROUND FLOOR

The beautifully-lit open plan living/dining space is perfect for the modern family who value both style and functionality. Set underneath adjustable halo lighting in the lounge section, featuring ample space for multiple sofas and the perfect positioning for a TV across the wall.



GROUND FLOOR

Following through towards the rear of the property is the allocated dining area, which neatly sits underneath a skylight and is set beside full-width doors that open into the well-maintained private garden – flooding the room with natural light and creating a true indoor-outdoor lifestyle. The entire ground floor is finished with top of the range Spanish tiles, kitted with underfloor heating.



GROUND FLOOR

Separated via a pair of sleek black double doors is the open-plan kitchen that seamlessly blends modern aesthetics with practical luxury.

At the heart of this space is the bespoke porcelain island worktop - which doubles as a stylish breakfast bar with sleek pendant lighting above, creating a warm and inviting space for casual dining or entertaining.





GROUND FLOOR

Top of the range Neff appliances are subtly housed within the matte cabinetry, with great attention to detail highlighted by the ambient lighting and Quooker tap - providing instant boiling water.



GROUND FLOOR

Within the kitchen, separated by a stylish black door, is a small utility room, with enough space for a washer/dryer, the combi boiler and Megaflow tank.

The ground floor is completed by a study, which overlooks the driveway and neighbouring that is a very stylish WC featuring motion-sensor lights and gold accents.



FIRST FLOOR

The carpeted staircase maintains the luxurious aesthetic, with a glass balustrade on one side and an ambient light strip on the other, leading up to the first floor.

The principal suite retains a classy finish and has ample space for side tables and a wardrobe.

What stands out the most is the en-suite bathroom, with floor to ceiling tiles, infused with gold accents and a large walk-in shower.

The master bedroom ticks all the boxes, from ample built-in storage, to space for a large double bed, a balcony overlooking the garden and a recently renovated en-suite with a standing shower.

Natural light touches every inch of the room, via the windows which are framed with sleek white shutters.





FIRST FLOOR

Bedrooms two, three and four all maintain a similar style of modern lighting, radiators and black accents.





FIRST FLOOR

The family bathroom is situated in the middle of this floor, designed to a top specification and featuring a smart-mirror (which lights up and has integrated speakers to play music via bluetooth!)



OUTSIDE

This detached property is situated on a private road with only a handful of surrounding houses and boasts a driveway which would comfortably hold six vehicles, with the added benefit of an EV charging point and a garage car-port, which could house a further two vehicles.



OUTSIDE

The side access leads to the back of the property, where the secluded garden has been well-designed for low-maintenance and convenient alfresco dining.









LOCATION

This property benefits from being in a very desirable neighborhood, situated just a short drive away from the town centre - with excellent options for supermarkets, restaurants and the train station, which directly connects into London.

Alternatively, the M25/A40 are also easily accessible, connecting the property not only to London, but also Heathrow and surrounding towns.

Northwood also benefits from amazing leisure options, with David Lloyd Gym and Northwood Golf Club both in close proximity.

Another great local landmark is Ruislip Lido, which is one of the only sand beaches in London, featuring a massive woodland area too, making it a versatile option to relax and enjoy a local day out.

Overall, this home boasts all the perks of urban convenience, whilst being nestled away in an exclusive and highly sought-after location.



Photo credit: Photos by Soheb Zaidi & Cristiano Pinto

GENERAL INFORMATION

SERVICES:

Mains water, gas and electric.

TENURE:

Freehold

LOCAL AUTHORITY & TAX BAND:

London Borough of Hillingdon and Council Tax Band: G

VIEWING ARRANGEMENTS

Strictly via the vendors sole agents Luxury Property Partners Hamza Khan, 07932 475 047, hamzakhan@luxurypropertypartners.co.uk

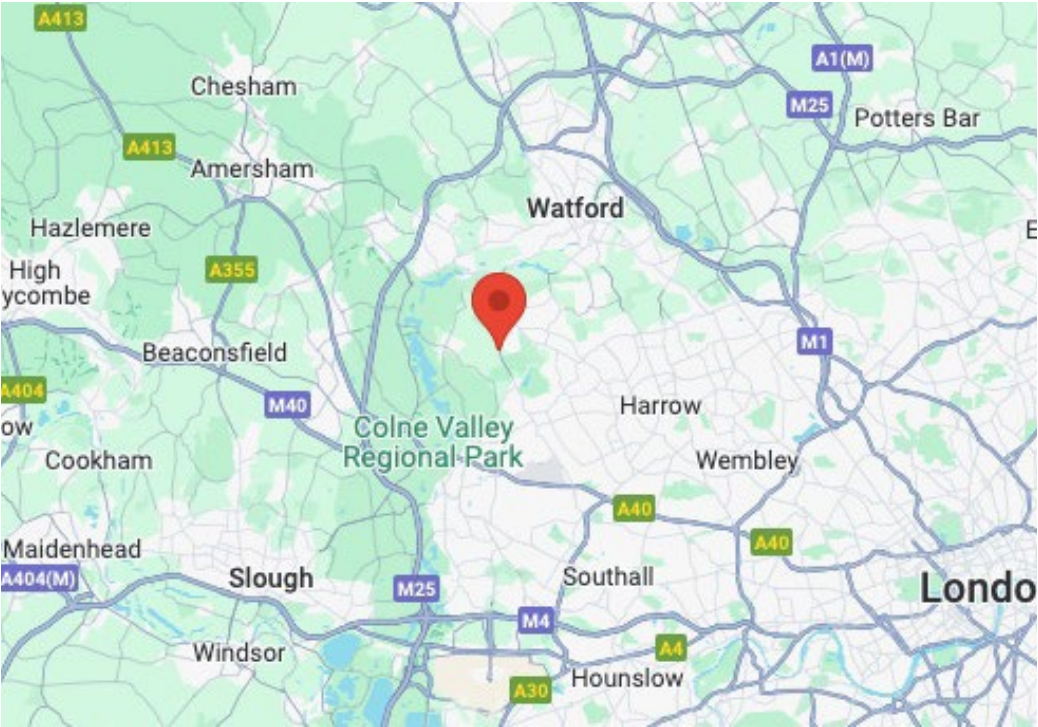
AGENTS NOTES:

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information, and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

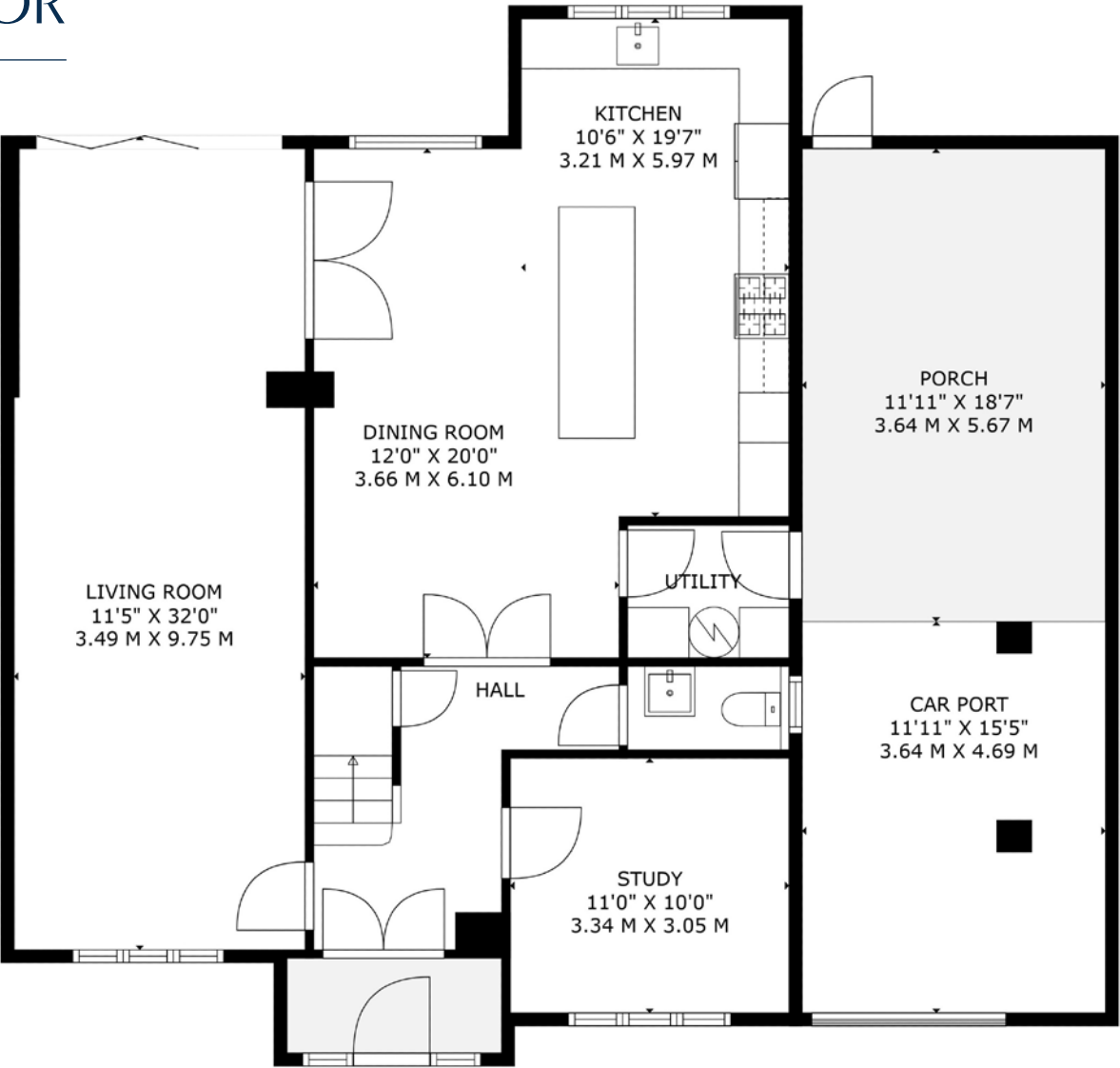
BULLET POINTS:

- Fully renovated to the highest standard
- Situated on a private road, with six-car driveway & EV charger
- Modern open-plan layout
- Landscaped rear garden
- Utility room & separate WC
- Brand new electrics & plumbing
- Planning permission in place to extend into loft
- Close proximity to M25/A40 & local town centre
- No chain
- Freehold | EPC: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



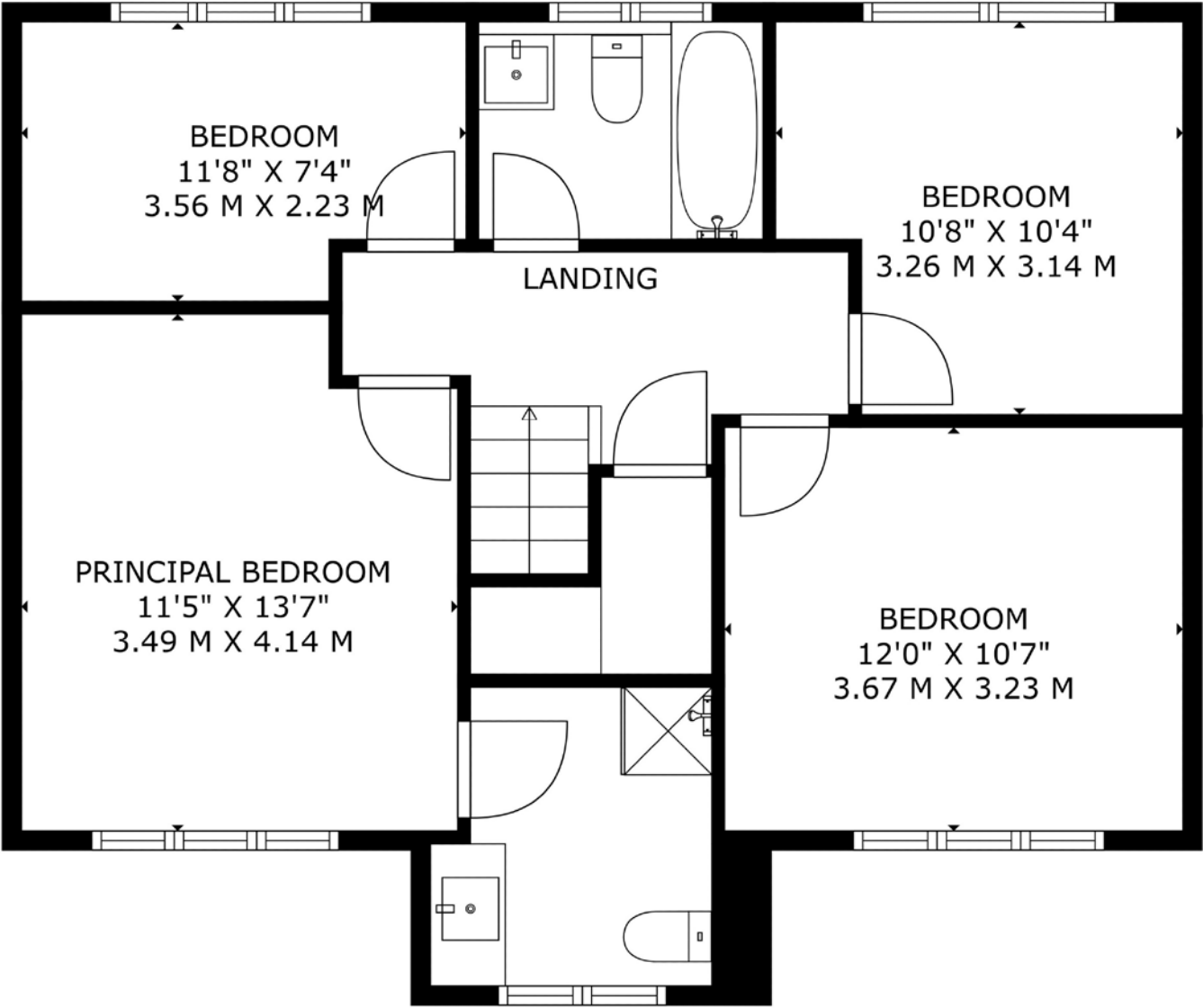
GROSS INTERNAL AREA: 1724 sq ft, 160 m2
OUTBUILDINGS: 406 sq ft, 38 m2

OVERALL TOTALS: 2130 sq ft, 198 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION



FIRST FLOOR



GROSS INTERNAL AREA: 1724 sq ft, 160 m2
OUTBUILDINGS: 406 sq ft, 38 m2

OVERALL TOTALS: 2130 sq ft, 198 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY. FLOORS MAY NOT BE SHOWN IN THEIR ACTUAL LOCATION





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