



Batchworth Lane, Northwood, HA6

£1,200,000 Freehold

NO CHAIN • TWO RECEPTION ROOMS • KITCHEN/BREAKFAST ROOM • DOWNSTAIRS SHOWER ROOM • FOUR BEDROOMS & BATHROOM TO FIRST FLOOR • SPACIOUS FRONT & BACK GARDENS • MATURE TREES & LANDSCAPED OUTDOOR SPACES • DRIVEWAY PARKING • GARAGE

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



Steeped in character, this FOUR BEDROOM DETACHED HOUSE in need of modernisation, offers a superb opportunity for you to make this home your own.

This attractive period property offers a rare opportunity for buyers seeking a full renovation project. While retaining a number of original features and undeniable kerb appeal, the property now requires comprehensive modernisation throughout and is best suited to those looking to refurbish and add value. Externally, the home boasts a striking brick façade with gabled roofs and an arched entrance, set behind a mature front garden with established trees and shrubs. However, both the property and grounds would benefit from significant improvement and landscaping.

Internally, the spacious entrance hall retains original herringbone wood flooring and some period detailing, offering a glimpse of the home's former character. The accommodation includes two generously sized reception rooms, including a double aspect lounge with bay window and access to the rear garden. These rooms provide a strong footprint but require full updating. The kitchen and ground floor shower room are functional but dated, and are likely to require replacement. To the first floor are four well-proportioned bedrooms, all offering good natural light.

The property occupies a substantial plot with gardens to both front and rear. A private driveway provides off-road parking and leads to a detached garage.

Situated within an established residential area, the property is surrounded by well-maintained homes, further highlighting the opportunity to restore and significantly improve this house.

Overall, this is a project property with considerable scope for renovation, ideal for buyers looking to create a bespoke family home or investment opportunity.

Nearest Station: 0.7 miles - Northwood Station

Council Tax band: G Approx. £3253.97 2025-2026 (Three Rivers District Council)

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Approximate Gross Internal Area
Ground Floor = 64.6 sq m / 695 sq ft
First Floor = 64.2 sq m / 691 sq ft
Garage = 12.6 sq m / 136 sq ft
Total = 141.4 sq m / 1,522 sq ft
(Excluding External Cupboard / Eaves)

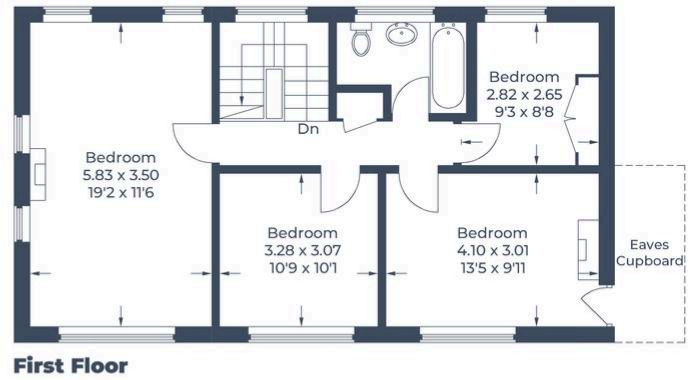
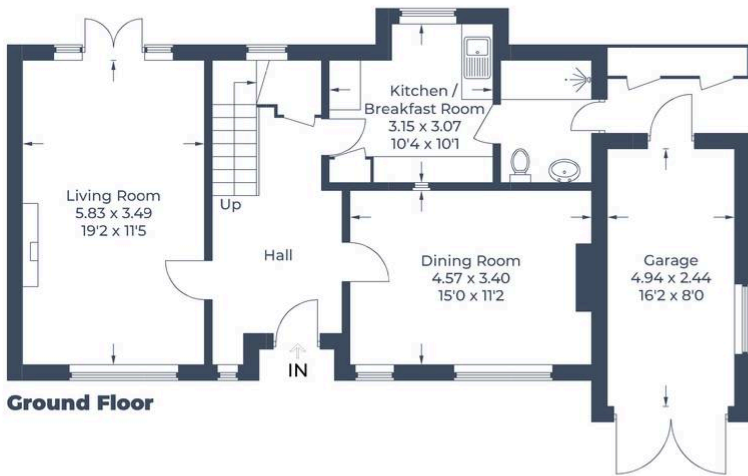


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