



House with versatile annexe in popular private road.

54 Dene Road, Northwood, Middlesex, HA6 2DF

Freehold





Principal bedroom has both dressing room and en suite

- Large and versatile attached annexe
- About 0.6 miles to Northwood Station
- Private road
- Corner plot

#### Local information

London is just approximately 16 miles (approx.) and is reached by rail from Northwood Metropolitan Line underground station. Northwood provides a range of shops, restaurants & coffee bars. There are facilities for sports enthusiasts & Social Clubs. There is a good choice of both private and state schools in the area.

#### About this property

Located on a leafy and sought-after private road in the centre of Northwood, within about 0.6 miles of the Northwood Metropolitan Line Station. This attractive neo Georgian style detached house has the advantage of a large annexe. This would be ideal for a family member or could be adapted to provide additional living accommodation for the main house.

The main house has a reception hall that runs the depth of the house front to back, giving access to the main house, the rear garden and the annexe. There is a large sitting/dining room to the rear leading into a family/TV room. This in turns leads through to the refitted kitchen with cream cabinets and natural wood work surfaces.

On the first floor, the main bedroom has a dressing room, a refitted en suite shower room and fitted wardrobes. There are two further double bedrooms, a single bedroom/office as well as a newly refitted family bathroom.

The annexe comprises a spacious kitchen/dining/living space with wall-to-wall double glazed windows and double doors opening onto a rear garden. It also has a small bedroom, bathroom with WC and shower room.

The garden to the rear has a low maintenance artificial lawn and patio that extends round to the side of the house where there is a covered seating/bbq area. The front garden has a high hedge screening an area of lawn and a driveway that affords off street parking for multiple cars.

#### Tenure

Freehold

#### Local Authority

London Borough of Hillingdon

EPC rating = F

#### Viewing

Strictly by appointment with Savills



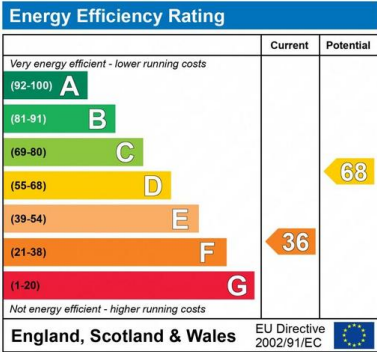




Approximate Area = 193.3 sq m / 2081 sq ft  
Including Limited Use Area (6.2 sq m / 67 sq ft)  
For identification only. Not to scale.  
© Fourwalls Group



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 284401



**Important notice:** Savills, 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. 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 Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 12028013 Job ID: 153501 User initials: RV

