



A spacious and well-presented family home

97 Potter Street, Northwood, Middlesex, HA6 1QH

Freehold



Convenient location • Off street parking • Garage • Mature, landscaped garden • Conservatory

Local information

London is reached by rail from Northwood Hills Metropolitan Line underground railway station (Baker Street 33 minutes approx). The M40 at Uxbridge are all accessible by road and offer multiple shopping centres. The M25 provides fast access to the M1, M40 and M4 motorways and the airports at Heathrow, Gatwick, Luton and Stansted. Northwood Hills provides a wide range of shops and an interesting selection of quality restaurants serving multi-cultural cuisine.

Sports and fitness enthusiasts are well catered for with clubs for Golf, Tennis, Football, Cricket and extensive facilities within the David Lloyd Sports and Social Club.

Schooling in the area is excellent with a choice of private schools including: St Helen's and Northwood College for girls, St Martin's, St John's and Merchant Taylors' for boys. The state schools include Haydon School and Northwood Academy.

About this property

An attractive and extended, 3 bedroom semi-detached home that offers potential for further enlargement, subject to the usual planning consents located within 0.5 miles of Northwood Hills.

The bright and spacious entrance hallway has a staircase with cupboard under and provides access to the kitchen and Living/ Dining room. The kitchen is separate with a range of base

and wall units, integrated appliances and plenty of worktop space including a breakfast bar. The kitchen in turn leads to a utility area, downstairs WC and the garage. The double Living/ Dining room is of good size with an attractive fireplace and large curved bay window to the front of the property. This double reception room leads to the conservatory at the rear of the property that overlooks the garden.

To the first floor there are three bedrooms, bedroom 3 with built in wardrobes and bay window, a bathroom and a separate WC. To the second floor there is a large master bedroom with enough space to install an en-suite shower.

To the front of the property there is a paved driveway providing off street parking. The landscaped rear garden is a real feature of the property and incorporates a patio area and lawn bordered by a variety of shrubs, plants and trees. There is a summerhouse to the rear of the garden with electricity which could be used as a home office.

Tenure

Freehold

Local Authority

London Borough of Hillingdon

EPC rating = E

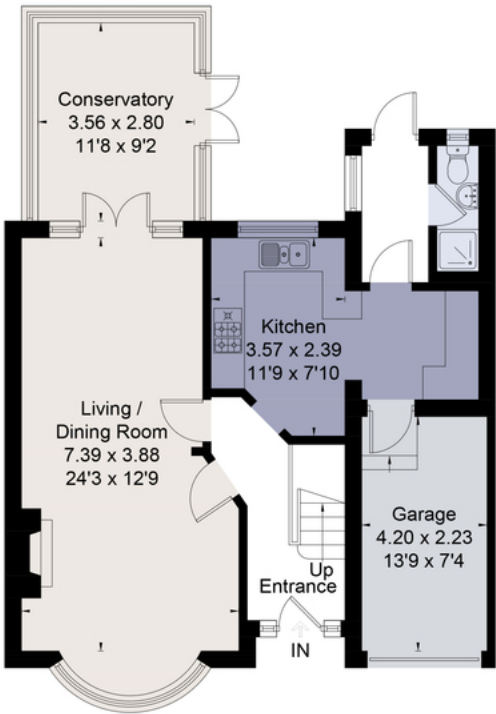
Viewing

Strictly by appointment with Savills

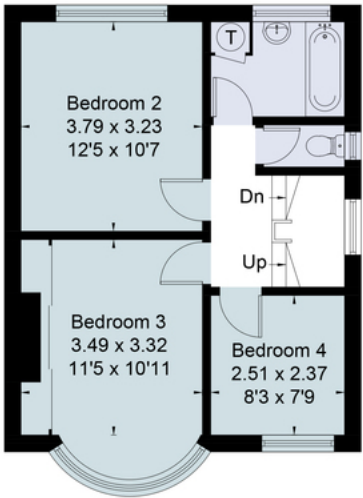




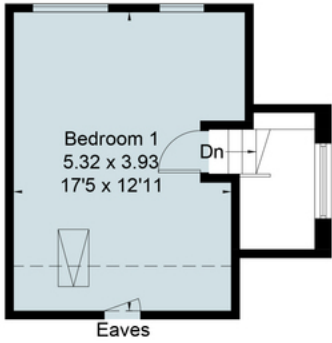
Approximate Area = 136.5 sq m / 1469 sq ft
Garage = 9.5 sq m / 102 sq ft
Total = 146 sq m / 1571 sq ft
Including Limited Use Area (5.3 sq m / 57 sq ft)
For identification only. Not to scale.
© Fourwalls Group



Ground Floor

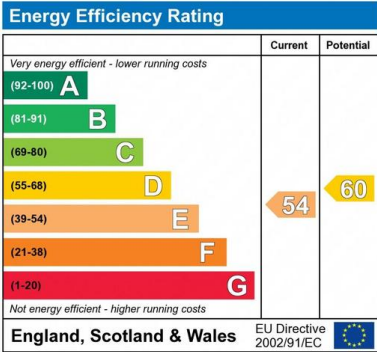


First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 244621



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. 91021191 Job ID: 138146 User initials: RV