



EXTENDED DETACHED HOUSE OFFERING BRIGHT FAMILY ACCOMMODATION.

5C EASTBURY AVENUE,
NORTHWOOD, MIDDLESEX, HA6 3LB

Price on Application Freehold

savills

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Located in Hillingdon ♦ Off street parking ♦ Bright family accommodation ♦ Utility room ♦ Guest cloakroom ♦ EPC rating = D

Situation

London is just 16 miles distant and is reached by rail from Northwood Metropolitan Line underground railway station (Baker Street 35 minutes). The M40 at Uxbridge (5 miles). Watford (4 miles), and Harrow (6 miles) are all accessible by road and offer multiple shopping centres. The M25 (junction 18 at Chorleywood) is only 6 miles away and provides fast access to the M1, M40 and M4 motorways and the airports at Heathrow, Gatwick, Luton and Stansted.

Northwood provides a wide range of shops with multiple stores including Waitrose, Boots, Costa Coffee and Baskin Robbins. There is an interesting selection of quality restaurants serving multi-cultural cuisine and several coffee/snack bars.

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 state and private schools including: St Helen's and Northwood College for girls, St Martin's, St John's and Merchant Taylors' for boys.

Description

Located in the Hillingdon section of Eastbury Avenue, this four bedroom detached house has been extended double storey to the side and offers bright and versatile accommodation.

There is an entrance vestibule with door to downstairs guest cloakroom. The reception hallway has stylish wooden staircase to first floor with glazed balustrade and door to a sitting room with picture window to front and patio doors to rear. There are double doors a second family room with patio doors overlooking the side garden and window to front. The kitchen is located to rear and is fitted with gas hob and electric oven and integrated fridge and freezer. A door from the main hallway leads to an inner hallway and in turn to a utility room with cupboards and sink. There's also a nicely fitted wet shower room with WC and wash hand basin.

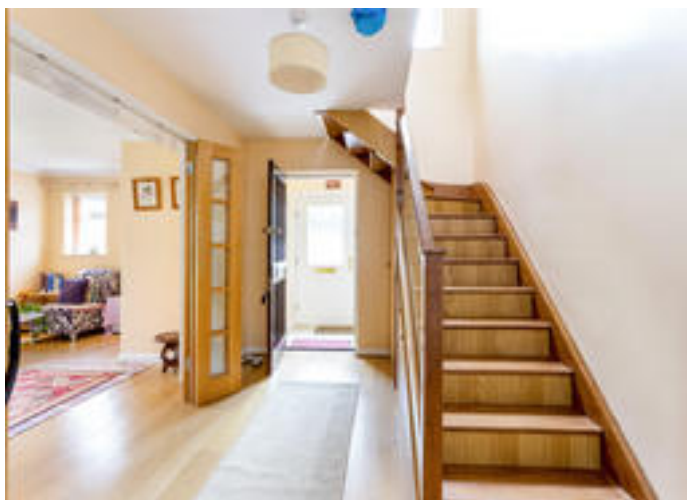


On the first floor there are three double and one large single bedroom. The master bedroom has an en suite bathroom and there is a family bathroom with both bath and shower.

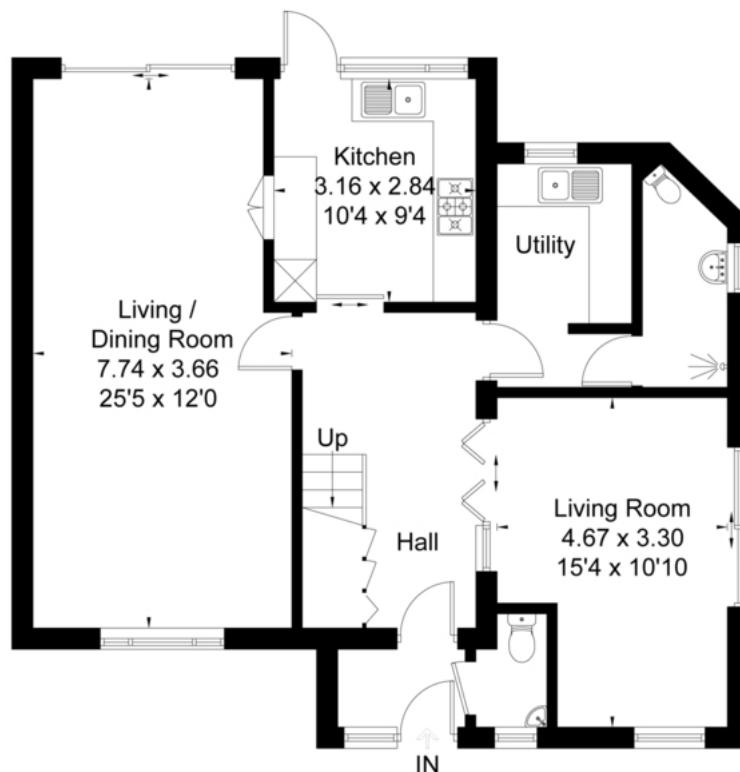
Externally the garden lies to the both the side and rear of the house with lawn areas and shrub borders. There is a brick paved driveway to the front with screening hedge.

Viewing:

Strictly by appointment with Savills

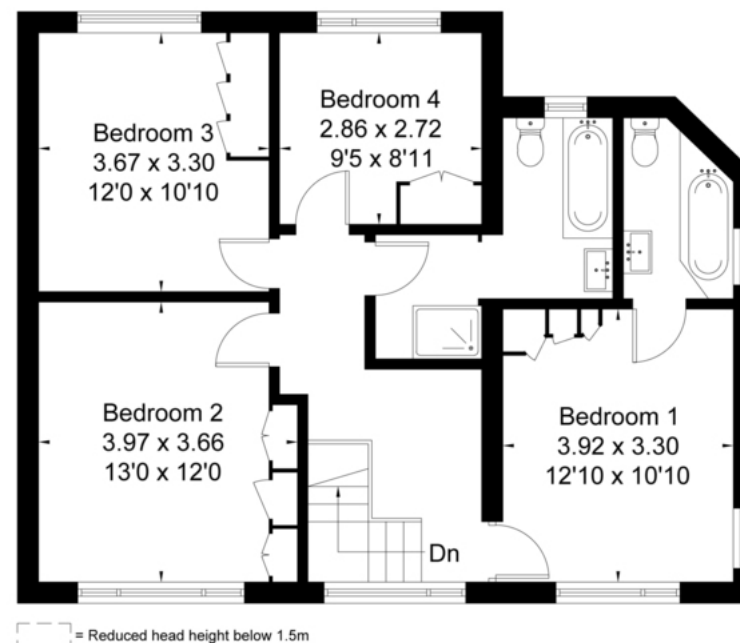


Approximate Area = 152.1 sq m / 1637 sq ft
Including Limited Use Area (1.3 sq m / 14 sq ft)
For identification only. Not to scale.



Ground Floor

Area = 79.9 sq m / 860 sq ft
(Limited Use Area = 0.3 sq m / 3 sq ft)



First Floor

Area = 72.2 sq m / 777 sq ft
(Limited Use Area = 1 sq m / 11 sq ft)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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