Charming Victorian Villa with bespoke outbuilding

11 Church Road, Northwood, Middlesex, HA6 1AR

Freehold

savills

Convenient location • Lapsed planning consent to extend • Garage and driveway • Detached garden room • Refitted kitchen and bathroom • Lovely period features

Local information
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.
Northwood provides a wide range of shops with multiple stores and 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.

About this property
Located opposite Emmanuel Church about half a mile from Northwood Metropolitan Line station, this pretty detached Victorian Villa was built in 1886 and is presented in excellent decorative order. The house has recently had a new kitchen and bathroom fitted as well as new flooring to the majority of the ground floor.

The entrance door leads to a lobby with tiled floor. The sitting room runs front to back with bay window and two fireplaces, one bricked with log burner and the other with a Victorian style cast iron fireplace with inset gas fire. There is a separate family room with bay window and cast iron fireplace, inset and fitted display cabinets to alcoves. The kitchen has recently been refitted to a shaker style and opens into an orangery dining area with peninsular breakfast bar. This creates a lovely light filled space and in turn gives access to the gardens through glazed double doors.
The first floor affords three bedrooms, two of which offer fitted wardrobes and a refitted family bathroom with roll top bath, separate shower cubicle, WC and wash hand basin with stylish tiling. There is also a second separate WC adjacent.
The front garden is mostly presented as off street parking and there is a driveway at the side leading to a detached garage. Gated access leads to the rear garden, which is substantial in length and is landscaped with patio areas, pergola, bbq area, outside utility cupboard with plumbing for washing machine.
To the rear of the garden there is a substantial detached garden room that offers great versatility, presented at present as a leisure room/man cave. There is power, light, heating, cable tv point, internet, fitted bar and guest WC. It could however be used as a home office or gym or simply as a summer house as required.

Tenure
Freehold

Local Authority
London Borough of Hillingdon

EPC rating = E

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Savills Northwood
01923 824225
northwood@savills.com

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Approximate Area = 120 sq m / 1292 sq ft (Including Store)
Garage = 18.7 sq m / 201 sq ft
Summer House = 20.9 sq m / 225 sq ft
Total = 159.6 sq m / 1718 sq ft
Including Limited Use Area (2.4 sq m / 26 sq ft)
For identification only. Not to scale.
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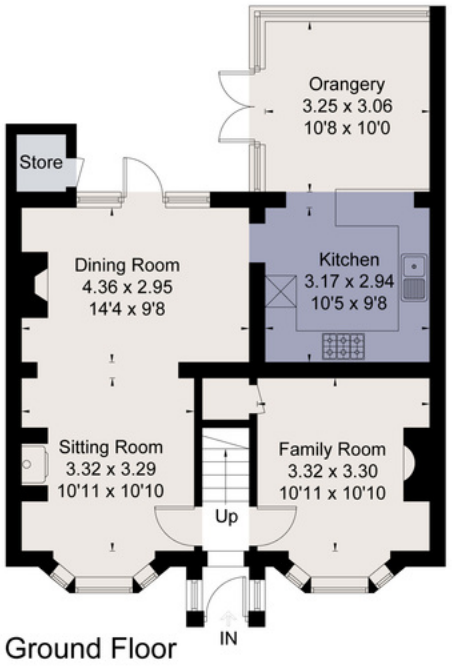
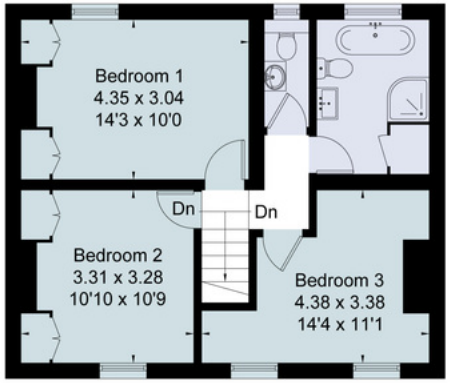
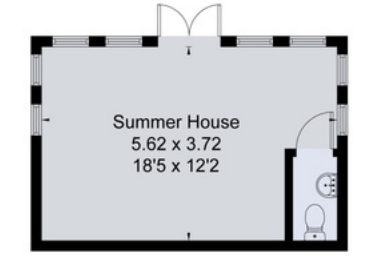


Ground Floor



First Floor



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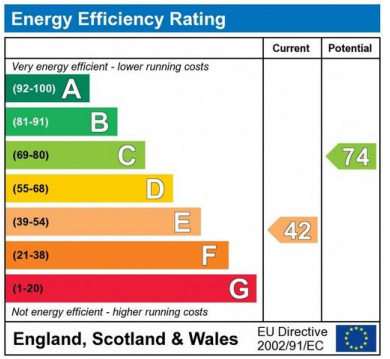

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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