



EXCELLENT 4 BEDROOM SOUTHERLY BACKING GEORGIAN STYLE TOWN HOUSE

42 RAVENSWOOD PARK,
NORTHWOOD, MIDDLESEX, HA6 3PS

Price on Application Freehold



EXCELLENT 4 BEDROOM SOUTHERLY BACKING GEORGIAN STYLE TOWN HOUSE

42 RAVENSWOOD PARK, NORTHWOOD,
MIDDLESEX, HA6 3PS

Price on Application Freehold

South facing terrace ♦ Popular residential close ♦ Garage en block ♦ Stylish sitting room ♦ Two bathrooms ♦ EPC rating = C

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

A little gem, this 4 bedroom Georgian style townhouse with southerly rear aspect has been the subject of an extensive programme of enlargement and improvement, including a quality specification. The property provides particularly bright and generously proportioned living accommodation arranged over three floors that extends to about 1,500 sq.ft. and incorporates a stylish contemporary interior.

To the ground floor there is an entrance hall with cloakroom and part glazed double doors opening to a spacious sitting room with feature bay window, this room opens to a luxury fitted kitchen/dining room with walnut effect units and contrasting composite stone worktops and breakfast bar. Sliding double glazed doors open to the rear terrace.

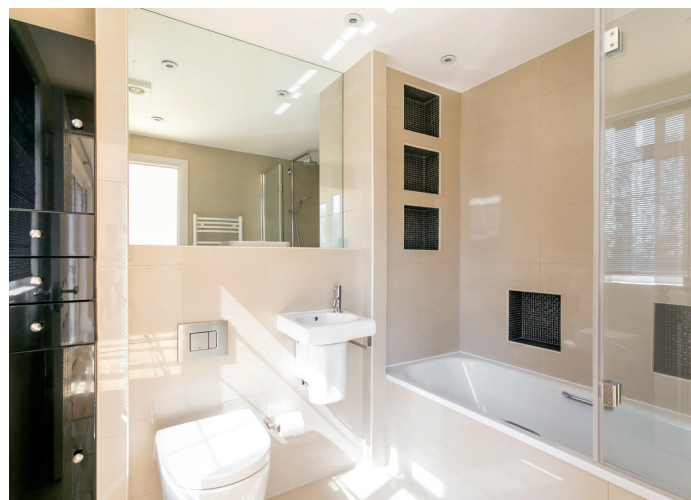


To the first floor there are three bedrooms, two with fitted wardrobes and a modern Jack and Jill bathroom. The second floor comprises a master bedroom with wood flooring, a built in wardrobe, air conditioning, en suite bathroom and patio doors opening to a Juliet balcony that offers far reaching views. The bedrooms all have the benefit of electric ceiling fans.

To the rear the south facing landscaped garden is a particular feature incorporating a large flagstone paved terrace, ideal for relaxing and entertaining, steps then lead to an area of rear lawn bordered by shrubs and plants, there is also the benefit of a garage en block.

Viewing:

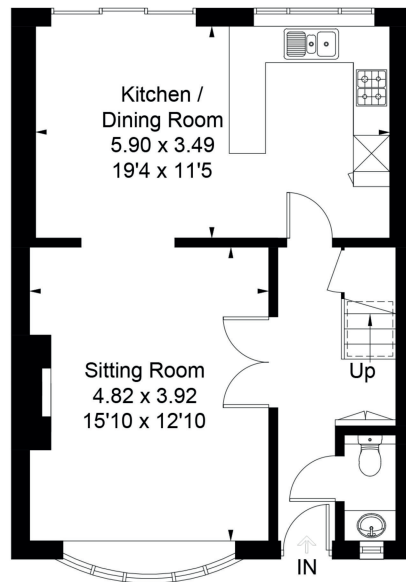
Strictly by appointment with Savills



Approximate Area = 141.2 sq m / 1519 sq ft
Including Limited Use Area (6.6 sq m / 71 sq ft)
Garage = 12.5 sq m / 134 sq ft
Total = 153.7 sq m / 1653 sq ft
For identification only. Not to scale.
© Fourwalls Group

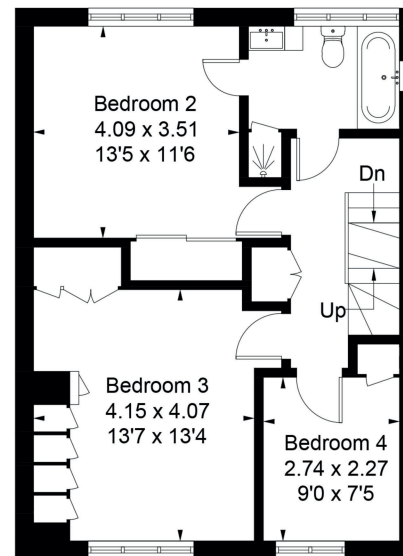


[] = Reduced head height below 1.5m



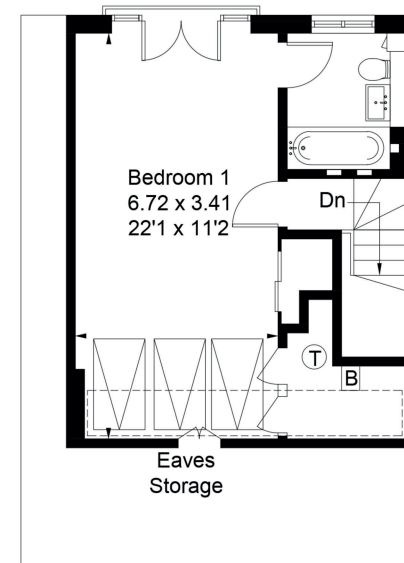
Ground Floor

Area = 52.9 sq m / 569 sq ft
(Limited Use Area = 2.4 sq m / 26 sq ft)



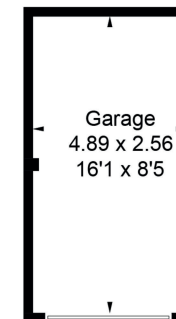
First Floor

Area = 51.4 sq m / 553 sq ft



Second Floor

Area = 36.9 sq m / 397 sq ft
(Limited Use Area = 4.2 sq m / 45 sq ft)



Garage

Area = 12.5 sq m / 134 sq ft

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 230225

Savills Northwood
northwood@savills.com
01923 824225

savills.co.uk

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. 91024081 Job ID: 130831 User initials: JW

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		