



Extended detached family home.

**2 Highfield Crescent, Northwood, Middlesex, HA6 1EZ**

Freehold



Backing onto golf course • Gated residence • Large outbuilding • Spacious kitchen/family room • Cul-de-sac location • Garage

#### 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

A bright and spacious four bedroom family home, complete with large outbuilding, situated in a cul-de-sac location backing onto Haste Hill golf course.

The entrance hallway provides access to all the ground floor rooms. To the rear of the property is the extremely spacious Kitchen/family room that runs along the rear of the property with two sets of bi-folding doors providing views and access onto the rear garden. The kitchen area has plenty of worktop and cupboard space with white gloss units and darker stone work surfaces. There are integrated appliances, a gas hob and large island unit with breakfast bar providing a degree of separation between the kitchen area and the dining area. There is a formal reception room to the front of the property with attractive plantation shutters. This multi-functional room could also be used as a ground floor bedroom with attached en-suite shower room. The ground floor is complete with a guest WC and useful storage cupboard.

To the first floor the bright and spacious landing provides access to the bedrooms. All bedrooms are of good size and have built in wardrobes. There is also access to a large family bathroom complete with bathtub and separate shower cubicle.

To the second floor is the principal bedroom with en-suite shower room. There is a further room on this floor that could be used as a walk in wardrobe, study or a bedroom for babies or young children.

To the front electric gates provide access to the block paved driveway with multiple off street parking spaces. There is also access to a single garage.

The rear garden is a real feature. Attractive, flagstone patio area borders the living area providing excellent outdoor dining. There are steps up to the lawn area that is bi-sected with a shingle pathway leading to a large outbuilding in excess of 20 foot in length ideal for use as a gym, home office or treatment room.

#### Tenure

Freehold

#### Local Authority

London Borough of Hillingdon

EPC rating = D

#### Viewing

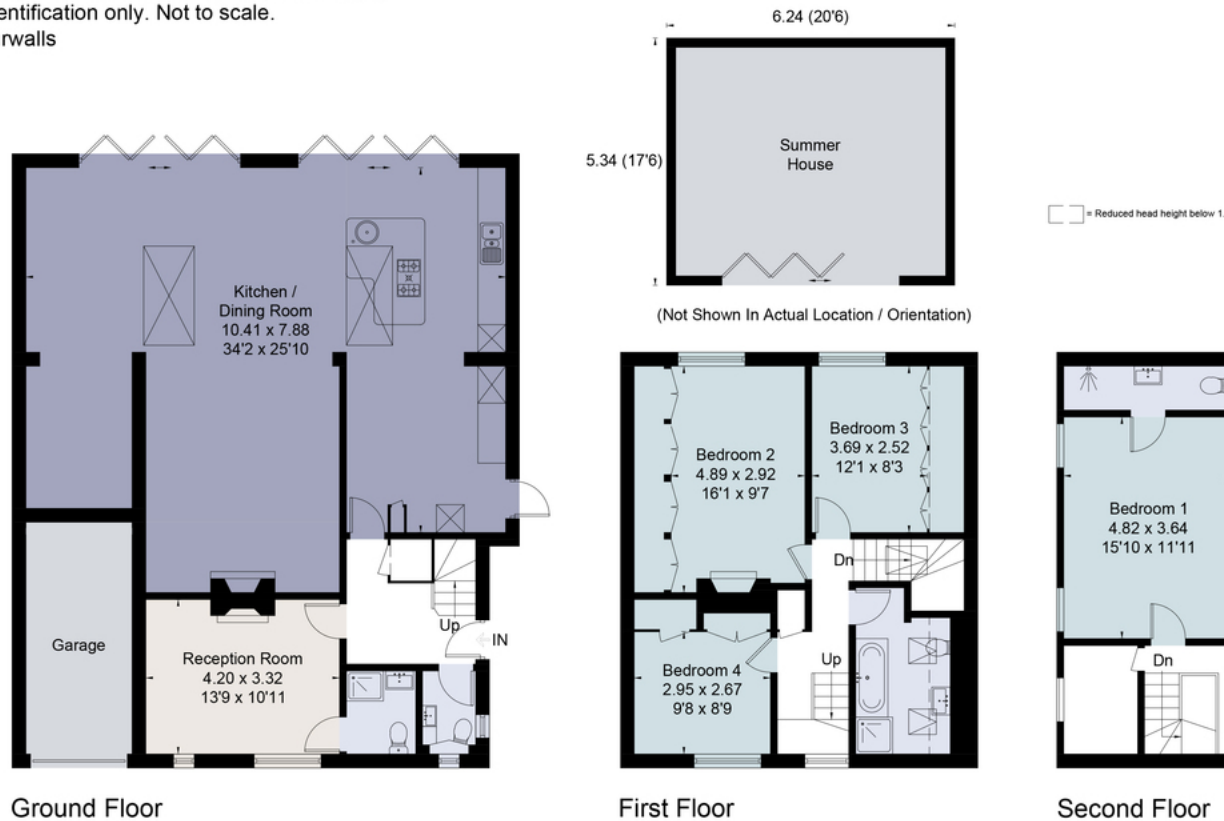
Strictly by appointment with Savills







Approximate Area = 206.9 sq m / 2227 sq ft  
 Summer House = 28.9 sq m / 311 sq ft  
 Total = 235.8 sq m / 2538 sq ft  
 (Excluding Garage)  
 Including Limited Use Area (4.8 sq m / 52 sq ft)  
 For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>80</b>
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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