



Five bedroom house in beautiful decorative order.

Trelawny, 1 Ardross Avenue, Northwood, Middlesex, HA6 3DS

Freehold

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West facing rear garden and bright rooms • Carriage driveway • CCTV cameras • Roof terrace • Excellent decorative order throughout

Local information

Northwood provides access to London via the Metropolitan Line station (Baker Street 35 minutes approx).

There is a good choice of schools in the area both state and private including: St Helen's and Northwood College for girls, St Martin's, St John's and Merchant Taylors' for boys.

About this property

Situated in a cul de sac location with lovely west facing gardens, this beautifully presented detached house represents an excellent family house with five bedrooms, three bathrooms and flowing ground floor accommodation that includes a recently refitted kitchen. Arched double doors give access to a porch that has two coat and shoe cupboards. The reception hallway has a guest cloakroom and stairs to first floor. To the front there is an office with fitted furniture that is large enough for use as a playroom or TV room as required. The sitting room has windows to front and side and a feature fireplace with stone surround and leads through to the dining room that has full width bi fold doors to rear. The kitchen breakfast room has been refitted with units and display cabinets with marble work surfaces over including a central island. There is a free standing range and Fisher and Paykel fridge freezer available by separate negotiation but an integrated Miele dishwasher and Neff microwave. There are windows and bi fold doors to the

garden and this area has underfloor heating. Next to the kitchen there is a utility room with matching cabinets, drinks fridge and wall mounted Vaillant gas boiler and door to garden. There is also a second guest cloakroom and a door to the garage.

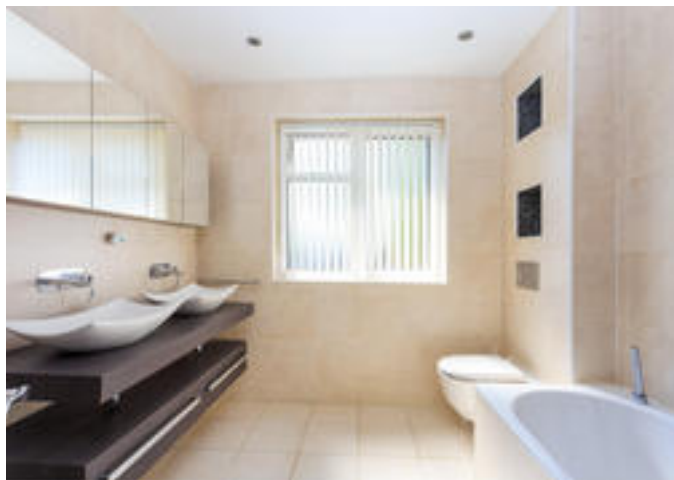
The first floor galleried landing offers good space and is well lit by a roof light window as well as window to front. There is access to a part boarded loft space with ladder and a door to a roof terrace overlooking the rear garden. The main bedroom has a dressing area with fitted wardrobes and an en suite bathroom with both bath and shower cubicle. The second bedroom has fitted wardrobes and access to a "Jack and Jill" en suite bath and shower room. There are three further double bedrooms, two with fitted wardrobes and family shower room.

The rear garden has a westerly aspect and has a large paved patio with electrically operated awning with fixed wall heaters, well maintained lawn and well stocked flower and shrub borders, garden lighting and a pretty summer house. There are two gated side pedestrian access and the house has CCTV cameras front rear and side and an irrigation system front and back. The front garden has a carriage driveway, access to the single garage and shrub beds.

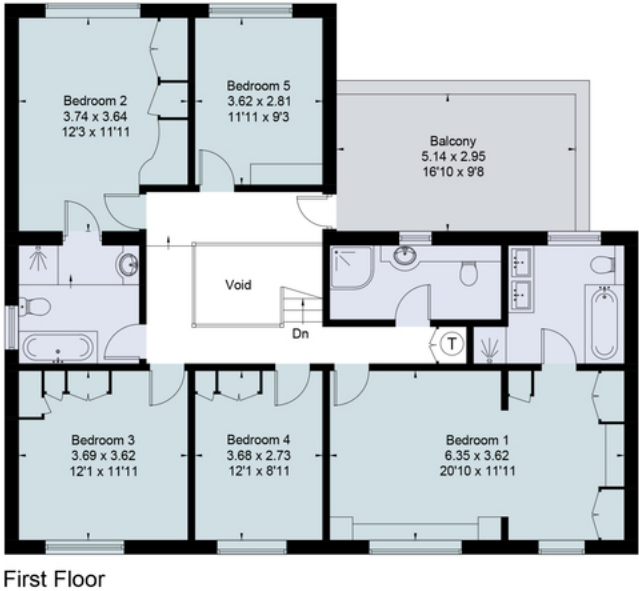
Tenure

Freehold

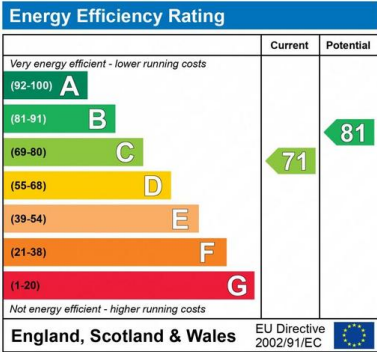




Approximate Area = 240.8 sq m / 2592 sq ft
Garage = 14.7 sq m / 158 sq ft
Total = 255.5 sq m / 2750 sq ft (Excluding Void)
Including Limited Use Area (4.4 sq m / 47 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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