



OUTSTANDING, RECENTLY CONSTRUCTED HOME IN GATED DEVELOPMENT.

14 WESTMINSTER CLOSE,
NORTHWOOD, MIDDLESEX. HA6 2TG.

Price on Application Freehold

savills

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2 reception rooms ♦ luxury fitted kitchen/breakfast room ♦ 5 bedrooms ♦ Media room/bedroom 6 ♦ Study ♦ 5 bath/shower rooms ♦ Dressing room ♦ Garage ♦ Roof terrace ♦ NHBC ♦ EPC rating = B

Situation

Westminster Close is a private gated development of just fourteen homes situated off Ducks Hill Road and surrounded by woodland.

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.

Description

A stunning, attractively crafted, detached home constructed by Taylor Wimpey in 2014 incorporating a high quality specification featuring brands such as Hansgrove, Villeroy & Boch, Alno, AEG and Porcelanosa.

On the ground floor a portico leads to a good size entrance hall with cloakroom and oak staircase. There are two reception rooms including an elegant 30'10" sitting room with feature fireplace and two sets of Bi-fold doors leading to a paved terrace.

The ground floor accommodation is completed by a luxury Alno fitted kitchen/dining room with integrated appliances, Silestone work tops and upstands. Bi-fold doors provide access to the rear terrace. There is under floor heating throughout the ground floor.

On the first floor there are four double bedrooms all with en suite bath/shower rooms including a master suite that opens to a spacious roof terrace.



To the second floor there is a further bedroom suite with dressing room and bathroom, a media room/bedroom six and a study.

Westminster Close is accessed through a remote control gated entrance. To the front of the property there are attractive landscaped gardens featuring box hedging and a driveway that provides ample parking and access to an integral garage. The rear garden benefits from a southerly aspect and views over woodland. There is a large paved terrace ideal for relaxing and entertaining, with steps that lead to an area of neat lawn bordered by a variety of shrubs.

NB: Photography taken February 2016

Tenure:

Freehold

Local Authority:

London Borough of Hillingdon

Viewing:

Strictly by appointment with Savills



Westminster Close, Ducks Hill Road, Northwood

Gross Internal Area (approx) = 310.4 sq m / 3341 sq ft
Garage = 18.7 sq m / 201 sq ft
Total = 329.1 sq m / 3542 sq ft
For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	89	89
(81-91) B		
(69-80) C		
(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		