



39 NICHOLAS WAY

Northwood, Middlesex HA6 2TR



A modern family home set in wonderful gardens in a prime location.

Guide price £2,499,950

Reception hall ♦ 4 reception rooms ♦ kitchen/ breakfast room ♦ utility room ♦ 4/5 bedrooms ♦ 4 bath or shower rooms ♦ potential to turn the 2nd floor media room into a further two bedrooms ♦ integral garage ♦ delightful landscaped gardens

SITUATION

Nicholas Way is an exclusive location situated in the heart of the Copse Wood estate and comprises a number of quality individual homes in a pleasant leafy setting.

Sports and fitness enthusiasts are well catered for with clubs for Golf, Tennis, Football, Cricket and extensive facilities within the Virgin Active Sports and Social Club in Ducks Hill Road, just half a mile away.

Schooling in the area is excellent with a choice of state and private schools including: St Helens and Northwood College for girls, St Martin, St John's and Merchant Taylors for boys.

DESCRIPTION

The house was built in 2000 for the current owners and offers a charming blend of character and style with contemporary space, arranged over three floors. The property is presently configured as a four/five bedroom house with the 5th bedroom converted into a dressing room and a top floor media/family room which has the scope to be turned into two further bedrooms to create seven bedrooms for the larger family.

Particular features include a spacious reception hall with oak flooring and double doors leading into the large sitting room with further oak flooring, attractive arched fireplace and French doors onto the rear terrace. Decorative arches lead into the family/television room and the dining room which also has French doors onto the terrace. The kitchen/breakfast room has a wonderful range of bespoke units with granite work surfaces, there is a central island and a range of built in appliances including a range style oven and hob. There is also room for a breakfast table and further sitting area with bespoke display and storage units. French doors again lead onto the rear terrace. An office/study is quietly situated to the front of the house with an impressive range of fitted furniture including storage and display units and a large desk area. A utility room with door to the front of the house and a generous cloakroom complete the ground floor accommodation.



To the first floor there is a part galleried landing. The superb master suite comprises of a large bedroom with an array of fitted wardrobes and drawers, an arched feature fireplace and doors opening to a Juliet balcony with wonderful views over the secluded gardens. Adjacent is a large en-suite bath and shower room, the fifth bedroom has been adapted to a dressing room to complement this suite. There are two further bedroom suites on this floor with fitted wardrobes, views over the rear gardens one with an en-suite bathroom and the other with an en-suite shower room. There is also a further bedroom and a family bathroom on this floor.

On the second floor, a landing area leads to a wc and a large media/family room with sink station and study area. This large room could be adapted to further bedroom accommodation if required and has plumbing already in place to add en suite facilities to those bedrooms.

The house stands in a 1/3 acre plot with extensive wooded gardens between the house and the properties in Copse Close to the rear. This creates a sense of great privacy and seclusion. To the front, the house is approached over a paved driveway leading to the garage and parking area. There are wonderfully landscaped borders with box hedging and a display of flowering shrubs and plants. A gate leads to the rear garden with a good sized, raised terrace ideal for al fresco entertaining and steps leading down to a large area of lawn, surrounded by well stocked shrub borders and interspersed with mature trees. An arch leads to a further good sized area of lawn with a summer house/garden store to the rear. The plot measures just over a third of an acre in all.

ADDITIONAL INFORMATION

Energy Performance: A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.

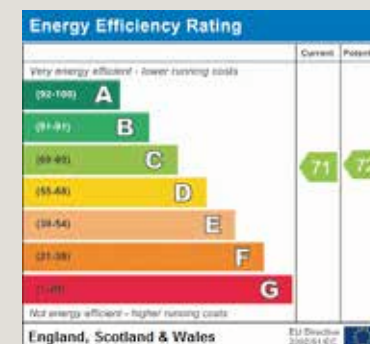
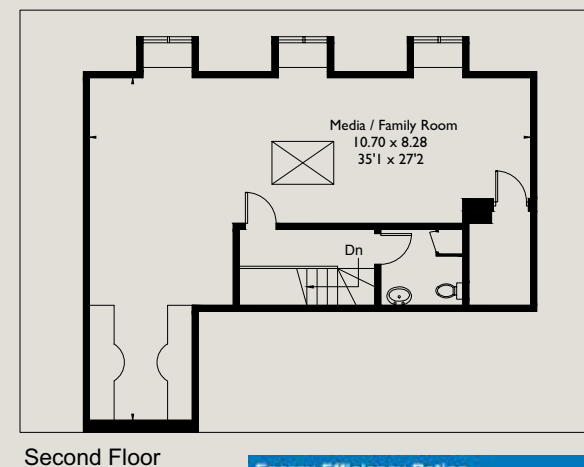
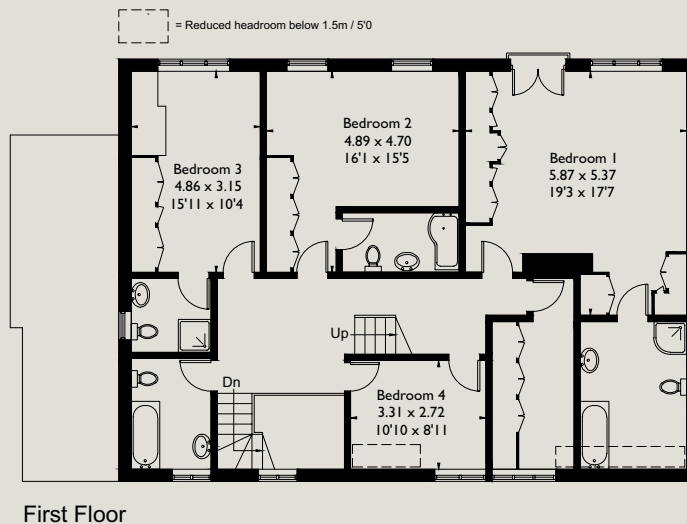
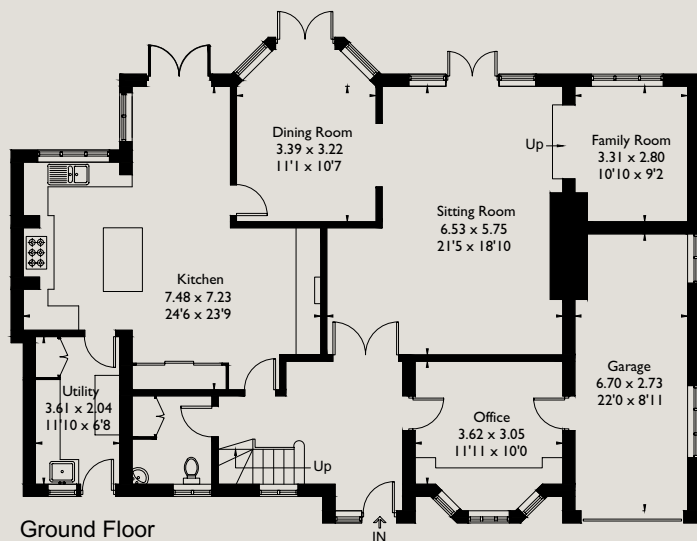


FLOOR PLANS

Gross Internal Area (approx)

House = 335 sq m / 3606 sq ft

356.3 sq m / 3835 sq ft (Including Garage)



SAVILLS NORTHWOOD
1 Rowland Place Green Lane,
Northwood Middlesex, HA6 1AA
northwood@savills.com

01923 824225

savills.co.uk

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