



## IMPRESSIVE FAMILY HOME IN EXCLUSIVE GATED DEVELOPMENT.

1 WESTMINSTER CLOSE, NORTHWOOD,  
MIDDLESEX. HA6 2TG

Price on Application Freehold

savills



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2 reception rooms ♦ Luxury fitted kitchen/dining room ♦ 5 double bedrooms ♦ 4 bath/shower rooms ♦ 2 dressing room ♦ Garage ♦ Off street parking ♦ Landscaped gardens ♦ NHBC Warranty ♦ EPC rating = B

### Situation

Westminster Close is a prestigious gated development of just fourteen homes situated of 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.

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

Impressive five bedroom detached family house, constructed by Taylor Wimpey in 2015, incorporating a high quality specification. The property provides bright, immaculately presented living accommodation arranged over three floors, that extends to over 3,100 sq.ft (excluding garage).

To the ground floor, a portico leads to a spacious entrance hall with tiled floor, cloakroom and oak staircase. There are two reception rooms including an elegant 28'4" sitting room with double aspect, and two sets of double doors opening to the rear terrace.

The ground floor accommodation is completed by the luxury fitted kitchen/dining room with integrated appliances, island unit, stone work tops and bi-



fold doors that provide access to the rear terrace. There is also a utility room and the benefit of under floor heating throughout the ground floor.

On the first floor, there are four double bedrooms, two with en suite bath/shower rooms and a family bathroom. To the second floor there is a superb master bedroom with two dressing rooms, and an en suite bathroom,

Westminster Close is accessed through a remote controlled gated entrance. To the front of the property a paved driveway provides ample off street parking and access to an integrated garage.

To the rear, the landscaped gardens are a particular feature providing an ideal setting for relaxing and entertaining. There is a large paved terrace with steps to a neat area of lawn with timber summerhouse. There is also an attractive variety of shrubs and plants.

**Tenure:**

Freehold

**Local Authority:**

London Borough of Hillingdon

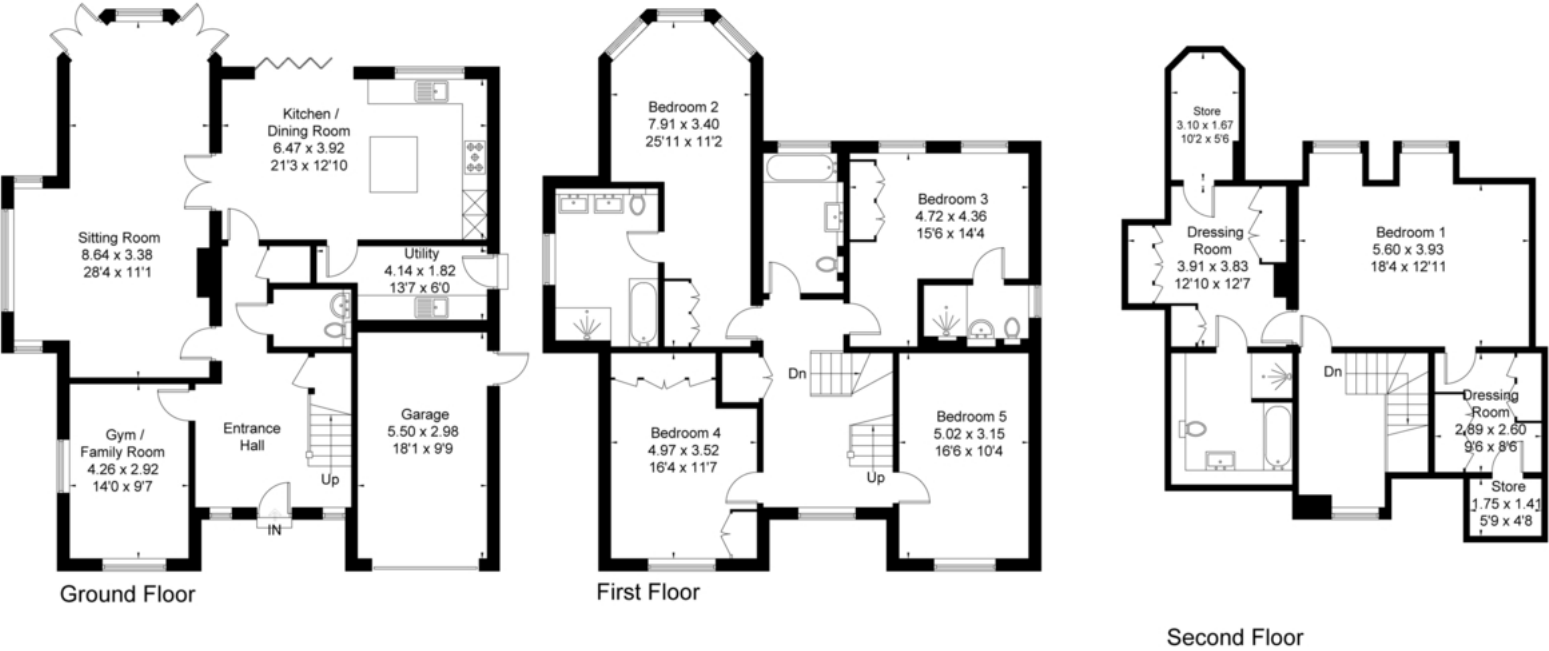
**Viewing:**

Strictly by appointment with Savills



Westminster Close, Northwood

Gross Internal Area (approx) = 289.1 sq m / 3112 sq ft  
Garage = 17.3 sq m / 186 sq ft  
Total = 306.4 sq m / 3298 sq ft  
For identification only. Not to scale.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		90	90
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
		