



ULTRA CONTEMPORARY, NEWLY EXTENDED AND REFURBISHED CHALET BUNGALOW.

84 HILLSIDE ROAD,
NORTHWOOD, MIDDLESEX HA6 1QB

Price on Application Freehold

savills

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Underfloor heating to ground floor ♦ Refurbished and extended
♦ CCTV and CAT 6 wiring ♦ Stylish and modern interior ♦ New
windows and doors ♦ No end chain ♦ EPC rating = Awaiting EPC

Situation

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

Recently the recipient of a comprehensive programme of extension and refurbishment, this four bedroom chalet bungalow has had new heating, (including underfloor heating to the ground floor) wiring and category 6 cabling throughout the property, ideal for home automation. Decoration and fitments are luxurious, sleek and modern with Duravit, Roca sanitary wear and Hans Grohe taps. Security is enhanced by an alarm and CCTV camera fitted.

The house is entered through a small lobby into the substantial 29ft sitting room. The house has windows to front and high level clerestory windows to the rear, and is both well lit with multiple low energy spotlights and discreet ceiling pelmet lighting and has a multitude of power and data points. There is a stylish ground floor cloakroom with white wc and wash hand basin.

The kitchen/diner is located at the rear with bi fold doors leading out onto the



terrace. Grey units contrast with resin work surfaces and fitted appliances include a Bosch gas hob, electric double oven and microwave, fridge freezer and dishwasher.

The master and second bedrooms are located on the ground floor and both have stylish en suite shower rooms with vanity units. The master has a bay window and the second bedroom has fitted wardrobes. On the first floor there are two double bedrooms and are both with fitted wardrobes. The family bathroom had a modern free standing bath, separate shower cubicle, vanity unit and wall hung wc.

The outside of the property has a new roof and rendering with CCTV cameras and exterior lighting. The front of the house is predominantly block paved driveway, with a resin bonded path and small lawn. A side passageway leads to the rear and there is a storage cupboard that houses the new Vaillant gas boiler. There is a paved patio with steps down to extensive lawn area and there is a rockery and pond.

Tenure:

Freehold

Local Authority:

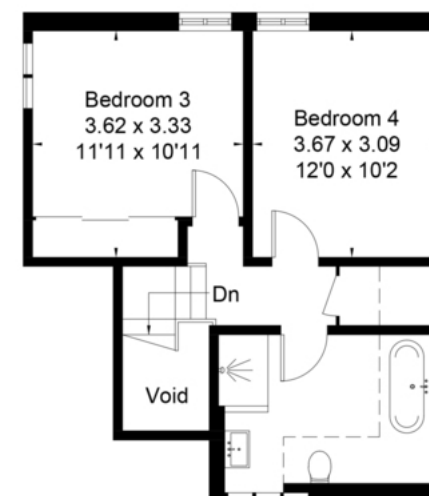
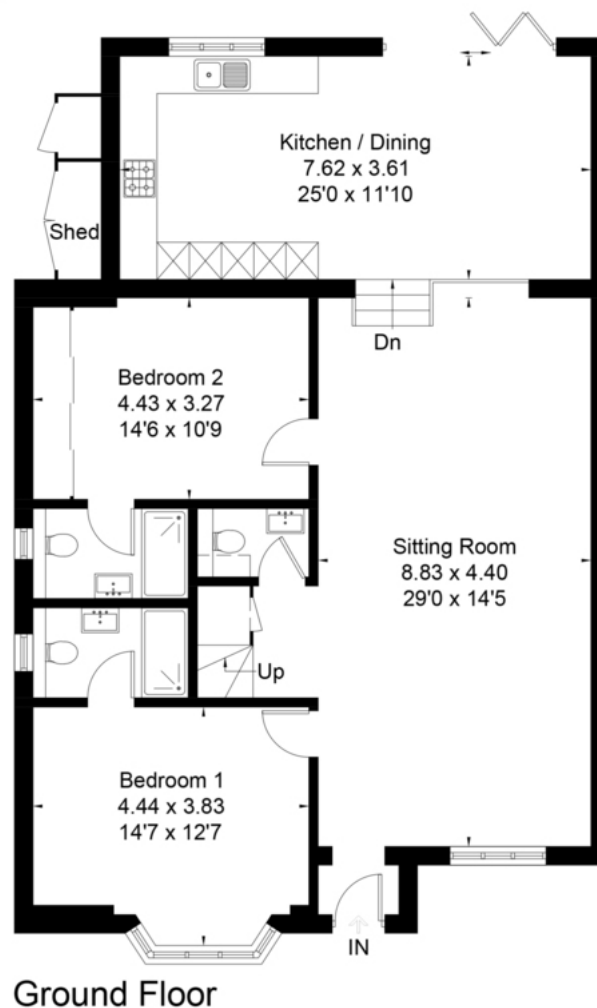
London Borough of Hillingdon

Viewing:

Strictly by appointment with Savills



Approximate IPMS2 Floor Area = 151.3 sq m / 1628 sq ft (Excluding Void / Shed / External Cupboard)
 Limited Use Area = 5.3 sq m / 57 sq ft
 For identification only. Not to scale.
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[] = Reduced head height below 1.5m

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	72	
(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	

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