



A UNIQUE AND CHARMING DETACHED FAMILY HOME ON CORNER PLOT.

33 BRIARWOOD DRIVE,
NORTHWOOD HILLS, MIDDLESEX. HA6 1PL

Price on Application Freehold

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Corner plot ♦ Triple aspect ♦ Contemporary kitchen ♦ About 0.1 from Northwood Hills Station ♦ Off Street parking ♦ EPC rating = E

Situation

London is just 16 miles distant and is reached by rail from Northwood Hills 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

Presented in great decorative order throughout this detached family residence is ideally located about 0.1 miles from Northwood Hills station (Metropolitan Line) and the local amenities and variety of shops Joel Street has to offer. The property enjoys a corner plot with surprising privacy in the secluded rear garden.

The house is accessed via a spacious entrance hall with all downstairs rooms situated off it. The ground floor features two spacious reception rooms, one currently used as a formal dining room and the other as a sitting room. Both are of good size, the sitting room has views onto the rear garden and a lovely feature, recessed wall with downlights. The dining room offers views to the front garden and boasts an attractive bay window. The kitchen is separate, spacious and also enjoys views onto the rear garden. The island unit with built in wine cooler is a real feature of the contemporary kitchen which boasts integrated appliances from Neff and Samsung. The ground floor is completed with a



downstairs cloakroom and storage cupboard under the stairs.

To the first floor there are two large double bedrooms, a further single bedroom or study and a modern family bathroom. Both the double bedrooms have bespoke built in wardrobes and are flooded with natural light due to the home enjoying a triple aspect. The smart and modern bathroom is tiled from floor to ceiling and has a large double shower unit. The first floor is complete with access to the loft ideal for storage.

The property benefits from a driveway with two off street parking spaces located to the front of the plot. The garden wraps around the property and the rear section is of good size with a patio and large, flat lawned area. High trees and shrubs border the garden giving it privacy.

Tenure:

Freehold

Local Authority:

London Borough of Hillingdon

Viewing:

Strictly by appointment with Savills

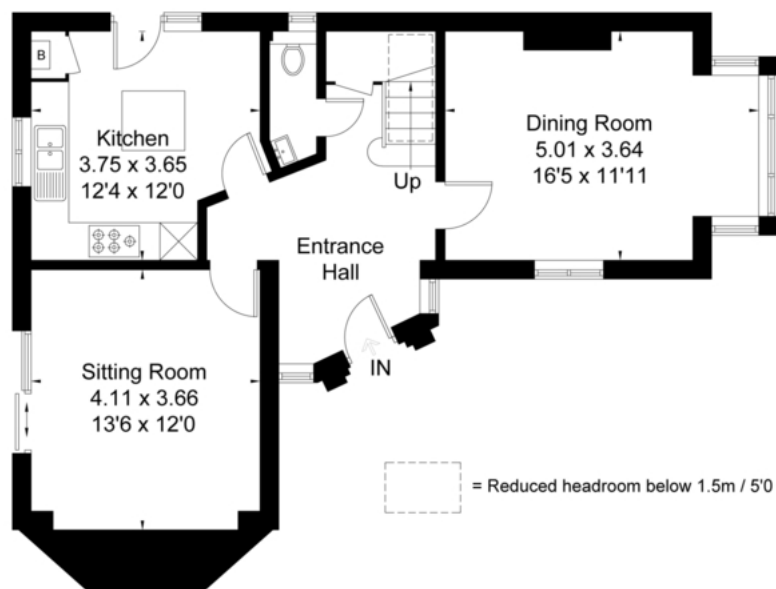


Briarwood Drive, Northwood

Gross Internal Area (approx) = 113.2 sq m / 1218 sq ft

For identification only. Not to scale.

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Ground Floor



First Floor

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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | 39 | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

Savills Northwood

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