



CENTRALLY LOCATED TOWNHOUSE IN FAVOURED ROAD.

7 CHESTER ROAD,
NORTHWOOD, MIDDLESEX HA6 1BE

Price on Application Freehold



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Centrally located ♦ Quiet, residential road ♦ Off street parking
♦ Garage ♦ Flexible accomodation ♦ EPC rating = D

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

Attractively presented townhouse, ideally located in arguably the most well regarded road in Old Northwood situated about 0.25 of a mile from Northwood town centre and Metropolitan line railway station.

The house is in good decorative order throughout and provides bright and flexible living accommodation, arranged over three floors.

The property features to the ground floor, an entrance hall, a study/bedroom 2 with double doors opening to the rear garden, and shower room and a utility/cloakroom.

To the first floor, there is a spacious sitting/dining room with three front facing



windows and carpeted floor, plus a separate fitted kitchen with extensive range of fitted units and views onto the garden.

On the second floor there is a 15' x 10'11 master bedroom with en suite shower room, plus two further bedrooms and a family bathroom.

To the front of the property a driveway provides off street parking, and access to an integral garage. To the rear, the private garden has a flagstone patio area leading to the lawn.

Tenure:

Price on Application

Local Authority:

London Borough of Hillingdon

Viewing:

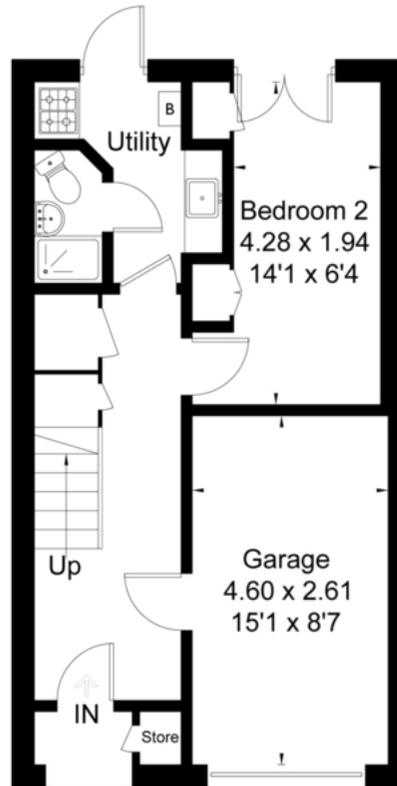
Strictly by appointment with Savills



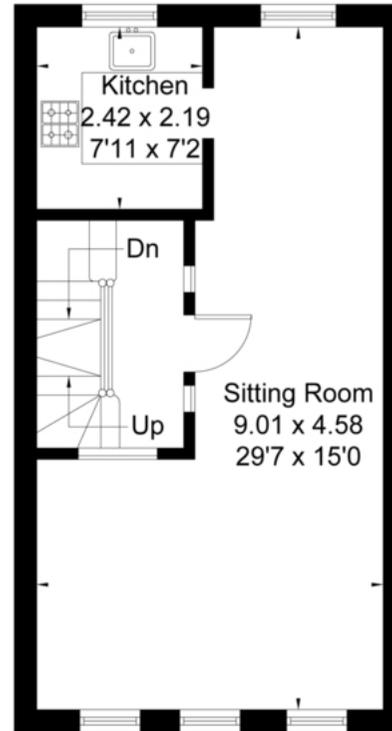
Approximate IPMS2 Floor Area = 110 sq m / 1184 sq ft
 Garage = 12 sq m / 129 sq ft
 Limited Use Area = 1.5 sq m / 16 sq ft
Total = 123.5 sq m / 1329 sq ft
 For identification only. Not to scale.
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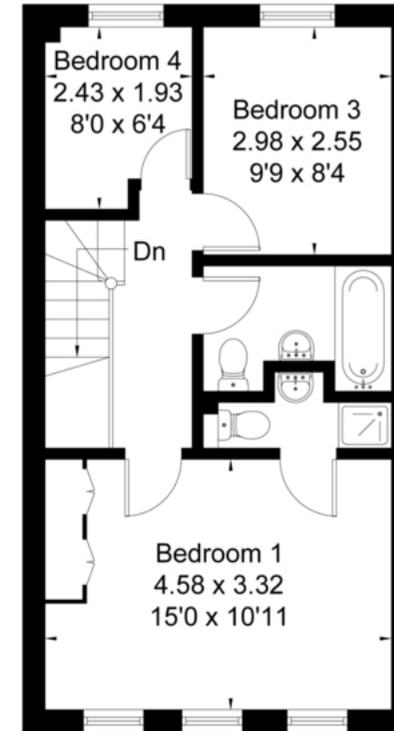
= Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	