



Substantial family house in premier location.

23 Nicholas Way, Northwood, Middlesex, HA6 2TR

Freehold



Plans passed to extend • Carriage driveway • Plot of approximately 0.45 acres • Favoured location • Versatile accommodation

Local information

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.

About this property

Situated in the exclusive private section of Nicholas Way, this substantial detached house sits on a mature plot of some 0.45 of an acre (measured on promap).

The house has been extensively remodelled in the last ten years,

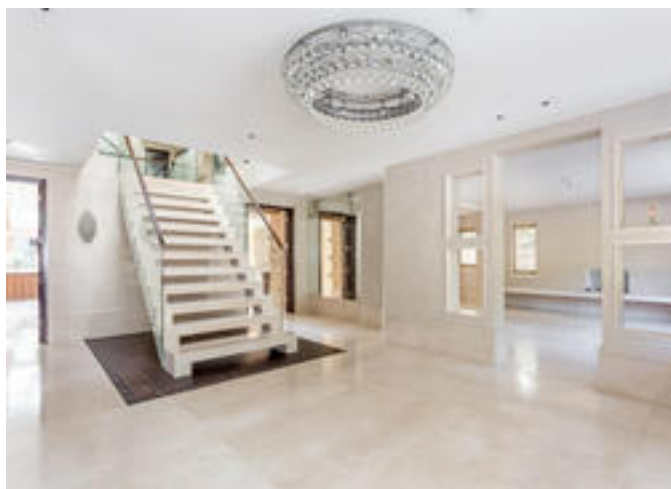
but would now benefit from some cosmetic refurbishment.

The house is offered with the benefit of planning consent for a part two storey, part single story extension to enlarge the property to some 7500 sq ft. Hillingdon planning reference 22955/APP/2018/4462.

The property has a range of features such as air conditioning, security cameras with CCTV, under floor heating to the ground and first floors and radiators to the second floor. Flooring is mainly marble to the living areas and dark oak planks to the bedrooms.

The double entrance doors give access to a large reception hallway and a central marble staircase. There is a large cloakroom with WC and marble sink. To the left is a prayer room which could be used as a study if required. The living room has a triple aspect and a marble fireplace with a living flame gas fire. To the rear of the living room is a large dining room which has doors to the kitchen, reception hall and rear garden.

The kitchen/family room has a beautiful glazed and vaulted rear section with built-in seating area overlooking the garden. The kitchen itself is fitted with a range of wood units, central island and stone work surfaces and are a range of integrated Gaggenau appliances. There is a family/tv room with window to rear, which in turn has access to a store room converted from the





former garage space. There is a substantial range of storage cupboards and access to a utility room.

The first floor landing benefits from natural light from the glazed roof lantern. The master bedroom has dark oak planked flooring and a rear aspect. There is a dressing room in two sections, one area with space for a dressing table and the other featuring an extensive range of wardrobes and shoe racks. The ensuite bathroom has a large stone bath with tv, oversized shower cubicle with seating and stone vanity sink unit. There is some missing marble to the flooring and the bidet is not connected.

The second and fourth bedrooms have been converted to form a large suite comprising bedroom, ensuite bathroom, dressing room and lounge. Also on the first floor there is another bedroom with oriel window to front and ensuite shower room.

On the second floor there are two further double bedrooms with ensuite shower rooms, a single bedroom with ensuite shower room and a laundry room with various cupboards and a pull down single bed.

The property is approached via a gated block paved carriage driveway. There is side access to both sides, one of which has the screened air conditioning units.

Directly to the rear of the house there is an extensive patio with steps down to a large area of lawn which has mature shrub borders.

Tenure
Freehold

Local Authority
London Borough of Hillingdon

EPC rating = B

Viewing
Strictly by appointment with Savills

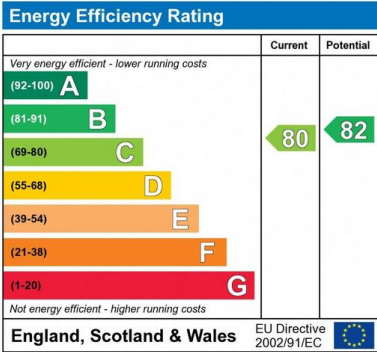


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Nicholas Way, Northwood

Gross Internal Area (approx)
557.3 sq m / 5999 sq ft
For identification only. Not to scale.
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