



A spacious and well-presented family home.

2 Opulens Place, Northwood, Middlesex, HA6 2JZ

Freehold





Great decorative order throughout • Off street parking  
• Garage • Spacious accommodation over three floors •  
Gated development

#### 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.

Northwood provides a wide range of shops with multiple stores and 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.

#### About this property

A delightful four bedroom terrace house situated in a popular gated development of just six homes, that provides beautifully presented and generously proportioned living accommodation arranged over three floors.

To the ground floor, the entrance hall with cloakroom provides access to an impressively spacious L shaped sitting/dining room with double patio doors leading to rear garden. The ground floor accommodation is completed by an attractively

fitted kitchen/breakfast room with a range of base and wall units and worktops with integrated appliances.

To the first floor a landing provides access to three bedrooms and the family bathroom. Bedroom two has views over the rear garden, built in wardrobes and an en-suite shower room. To the second floor bedroom one offers numerous wardrobes and a superb en-suite bathroom with separate shower unit and bathtub. There is a further room on the second floor located opposite bedroom one which could be used for storage, a study or a walk-in-wardrobe.

The development is approached via electrically operated gates that lead to a paved driveway, off street parking for one car to the front of the property and a garage situated to the rear of the development that has direct access to the rear garden. The rear garden is mainly laid to lawn with a decking terrace area next to the house used for outdoor dining.

#### Tenure

Freehold

#### Local Authority

London Borough of Hillingdon

EPC rating = C

#### Viewing

Strictly by appointment with Savills



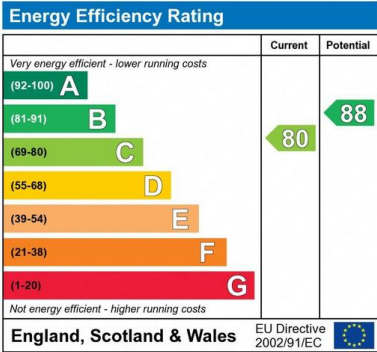




Approximate Area = 150.3 sq m / 1618 sq ft  
Garage = 15.4 sq m / 166 sq ft  
Total = 165.7 sq m / 1784 sq ft  
Including Limited Use Area (8 sq m / 86 sq ft)  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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