



Extended five bedroom semi detached house.

58 Sandy Lodge Way Northwood, Middlesex, HA6 2AS

Freehold



Many period features • Off street parking • Town centre location • Scope to extend subject to planning consents • Long rear garden • Good decorative order

Local information

London is just 16 miles (approx) and is reached by rail from Northwood Metropolitan Line underground railway station (Baker Street 35 minutes approx). The M40 at Uxbridge (5 miles approx). Watford (4 miles approx), and Harrow (6 miles approx) are all accessible by road and offer multiple shopping centres. 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.

About this property

Built, we estimate, about 100 years ago and extended by the current owners, this pretty semi detached house offers characterful accommodation with exposed wooden floorboards, fireplaces, picture rails and skirting.

There is a storm porch and period entrance door to hall. The sitting room has a square bay window, 'Adam' style fireplace with marble inserts and hearth and coal effect gas fire. The dining room also has a bay to rear with French door to the garden and a door leading to the

kitchen. The kitchen which is fitted in white with ceramic hob and electric oven, wall mounted gas boiler and window to both side and rear.

The first floor offers a large master bedroom with bay window, fitted wardrobes and feature fireplace. The second bedroom is located to the rear and has feature fireplace and fitted wardrobe. Also on this floor there is a smaller fifth bedroom, and a family bathroom with separate WC. The second floor offers two further bedrooms and a WC with wash hand basin.

The property is set well back from Sandy Lodge Way behind a lawned front gardens and off street parking space. Side pedestrian access leads to the rear garden which has crazy paved patio on two levels and extensive lawn area with flower and shrub borders. The house offers scope for extension to the rear subject to planning consents.

Tenure

Freehold

Local Authority

Three Rivers

EPC rating = D

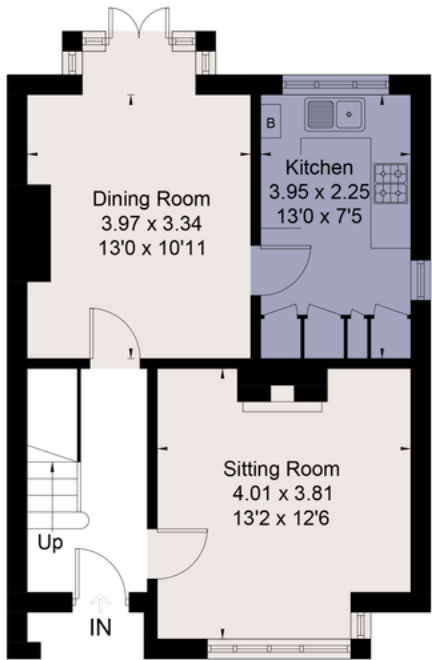
Viewing

Strictly by appointment with Savills

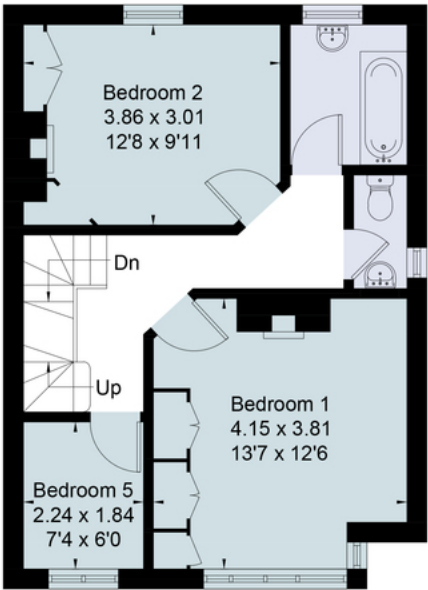




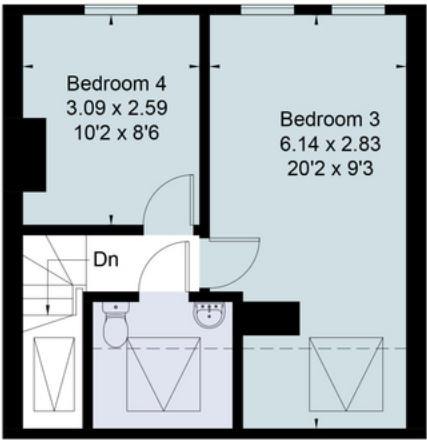
Approximate Area = 128.6 sq m / 1384 sq ft
Including Limited Use Area (6.2 sq m / 67 sq ft)
For identification only. Not to scale.
© Fourwalls Group



Ground Floor



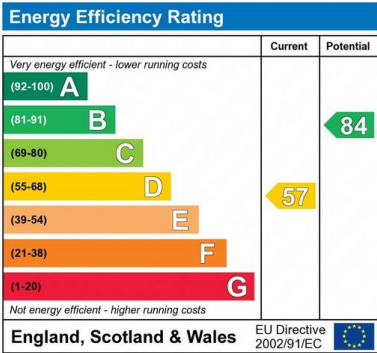
First Floor



Second Floor

 = Reduced head height below 1.5m

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 251689



Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02023021 Job ID: 141853 User initials: RV