



Detached, period home in convenient location.

9 Church Road, Northwood, Middlesex, HA6 1AR

Freehold



Detached period home • Large and secluded rear garden • Spacious kitchen/diner • Off street parking • Convenient location • Great decorative order throughout

Local information

London is just approximately 16 miles distant and is reached by rail from Northwood Metropolitan Line underground station.

Northwood provides a range of shops, restaurants & coffee bars. There are facilities for sports enthusiasts & Social Clubs. There is a good choice of both private and state schools in the area.

About this property

A unique and inviting detached residence with beautiful private garden, situated in a convenient location in Old Northwood. This multi-functioning property is currently arranged as two flats with separate entrances however could be transferred back to one detached family home if desired.

The property is approached via a shingle driveway providing off street parking. There is an entrance door to the side covered by a storm porch that leads to an entrance lobby and internal stairs up to the first floor flat. This flat is of good size with two bedrooms and a large and contemporary bathroom off bedroom one. Bedroom two has the relevant fittings and a built in sink and therefore could be used as a kitchen/diner if desired. There is a loft room that is accessed from a storage cupboard off the landing.

To the ground floor there is side access to provide access to the flat. There is an large, extended, open plan kitchen/living/dining room with attractive wooden flooring and bi-folding doors across the back providing access

and views onto the mature rear garden. The kitchen area is towards the back of the room to provide a degree of separation between the cooking and living areas. The kitchen is fitted with stone work surfaces in granite and contrasting base units in a white gloss. The ground floor bedroom, that could also be used as a separate dining room/ TV room or home office has direct access to a patio area that leads onto the garden. The family bathroom adjoins this room with a bathtub and separate shower cubicle. The ground floor is complete with another room to the front of the property that is currently used as a study however could be used as another reception room or sitting room.

To the rear the large garden is a real feature. There is a patio area bordering the house and a paved pathway leading towards the rear of the plot bisecting the lawn and flowerbeds. High hedges and numerous shrubs and plants provide the garden with a significant amount of seclusion. There is an insulated outbuilding to the rear of the garden that would work very well as a home office or gym.

Tenure

Freehold

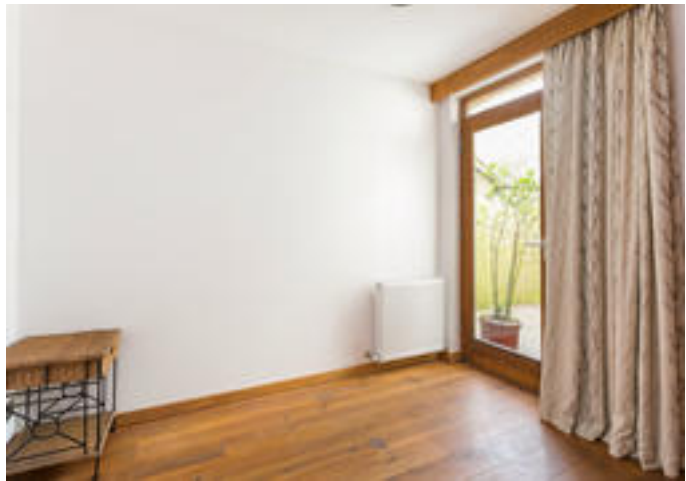
Local Authority

London Borough of Hillingdon

Viewing

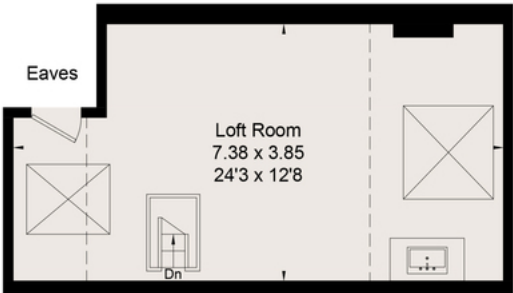
Strictly by appointment with Savills



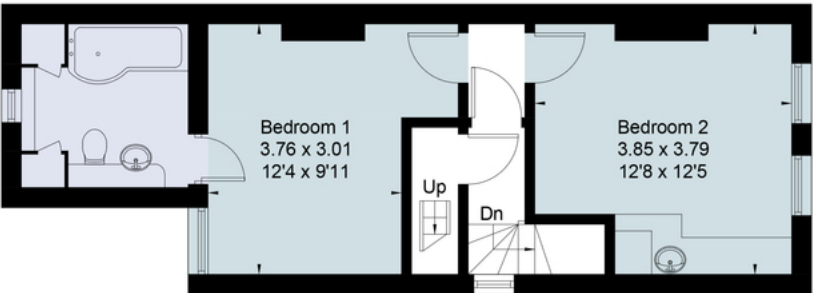


Approximate Area = 102.8 sq m / 1106 sq ft
Loft Room = 26.3 sq m / 283 sq ft
Total = 129.1 sq m / 1389 sq ft
Including Limited Use Area (11.4 sq m / 123 sq ft)
For identification only. Not to scale.
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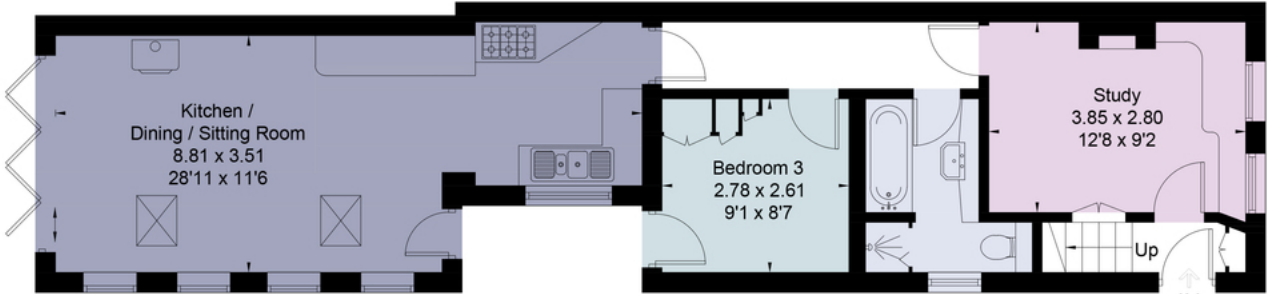
 = Reduced head height below 1.5m



Loft Room

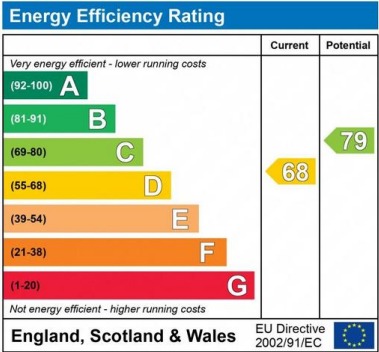


First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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