



A very well presented, period family home.

16 Roy Road, Northwood, Middlesex, HA6 1EH

Freehold



Period residence • Off street parking • Sought after location • 0.4 miles to Northwood Underground station • South facing garden

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 and Costa Coffee.

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

An extended and conveniently located three bedroom, semi-detached family home with a South facing garden situated in a quiet and sought after location in one of Old Northwood's most popular roads.

The house is accessed via a storm porch which leads in turn to the entrance hall. To the front of the property is the formal reception room. This room is a real feature with bespoke, fitted plantation shutters, wooden flooring and a feature fireplace. To the rear of the property is the South facing extended kitchen/family room with plumbed underfloor heating. The kitchen area is fitted with attractive stone work surfaces with contracting

base units in cream. The family area has wooden floors with double doors and views onto the rear garden and a skylight flooding this room with natural light. There is a useful utility room with direct access onto the garden. The ground floor is complete with a downstairs shower room with floor to ceiling tiles.

To the first floor the landing provides access to the double three bedrooms and the family bathroom. To the front is the principle bedroom with plantation shutter and made to measure shelving and drawer units built in either side of the chimney breast. The two other bedrooms are both of good size with bedroom three benefiting from a oriel window and views onto the rear garden. The first floor is complete with a modern family bathroom designed in fashion typical of the period with a lovely claw foot bath and basin and wash stand.

To the front of the property is a recently refitted block paved driveway to provide off street parking.

To the rear is the lovely South facing rear garden. There is a decking area bordering the house with steps down onto the lawn which is a great size with pathway bisecting the lawn and leading to a hard standing area to the back of the garden.

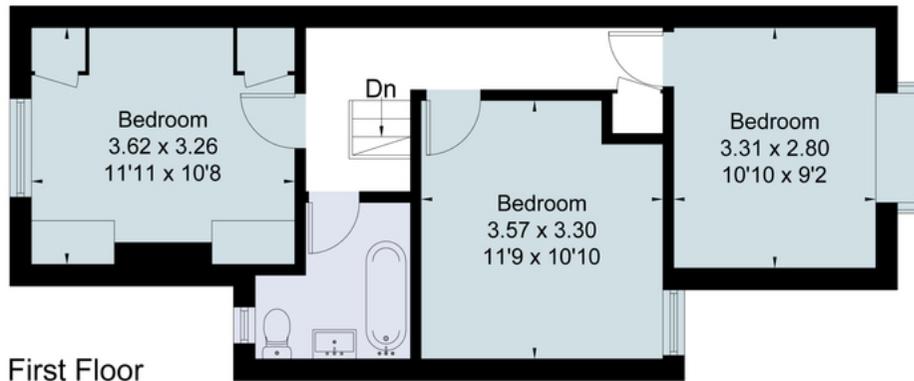
Tenure

Freehold

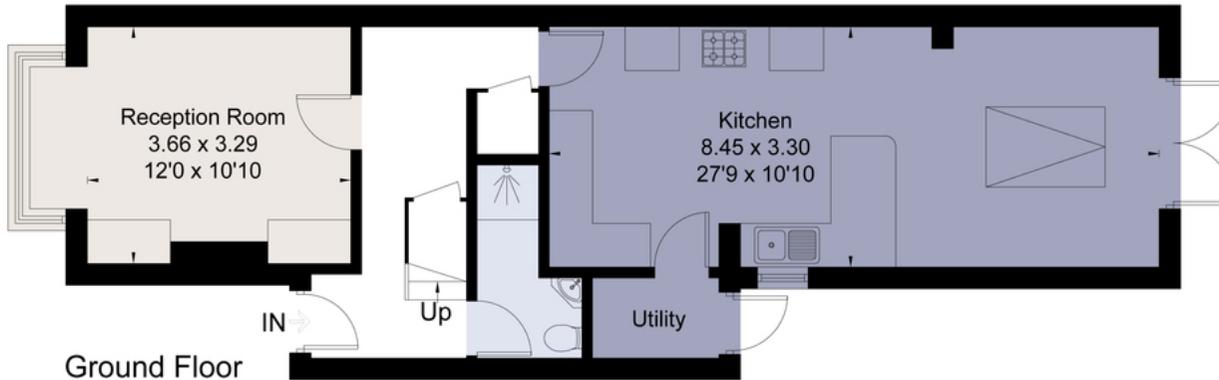




Approximate Area = 104.2 sq m / 1122 sq ft
 Including Limited Use Area (0.9 sq m / 10 sq ft)
 For identification only. Not to scale.
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First Floor



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		61	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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