



Detached home with potential on Copsewood estate.

**84 Copse Wood Way, Northwood, Middlesex, HA6 2UB**

Freehold





Vast potential for extension (Subject to planning permission) • South-West facing garden • Sought after location • Secluded plot • Garage • No onward chain

#### 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

Located on the ever popular Copsewood estate, 84 Copse Wood Way occupies a mature plot of about 0.26 of an acre (source ProMap) with fine South-Westerly facing gardens that back onto protected woodland at the rear. The house offers fantastic potential to extend and remodel, subject to the usual planning consents.

The house is accessed via a storm porch which leads in turn to the entrance hall. The double aspect sitting room runs from front to back of the property, is in excess of 28 ft. in length and has views and access to the rear garden. There is entry from the sitting room to the integral garage, again with direct access onto the rear garden. To the opposite side of the house is a separate kitchen that adjoins the breakfast room and a dual double aspect dining room with attractive window seat situated in the bay window to the front of the property. The ground floor is complete with a ground floor guest cloakroom under the stairs.

To the first floor a bright and spacious landing provides access

to all the first floor rooms. There are five bedrooms, the principal bedroom is particularly spacious and offers lovely views onto the rear garden. The first floor is complete with the family bathroom with bathtub and an airing cupboard that houses the tank.

To the front of the property is a "crazy paved," driveway with multiple off street parking spaces. The garden is well stocked with a variety of shrubs, plants and flowers as well as a lawn area.

The South Westerly facing rear garden, is a real feature of the property which measures approximately 121 ft. in length (source. ProMap). It backs onto Ruislip woods with high hedges and trees bordering the garden providing a significant amount of privacy. There is a raised patio area bordering the house which is perfect for entertaining and two outside storage cupboards, one housing the boiler.

#### Tenure

Freehold

#### Local Authority

London Borough of Hillingdon

EPC rating = D

#### Viewing

Strictly by appointment with Savills

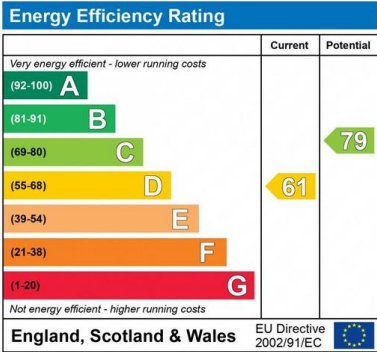
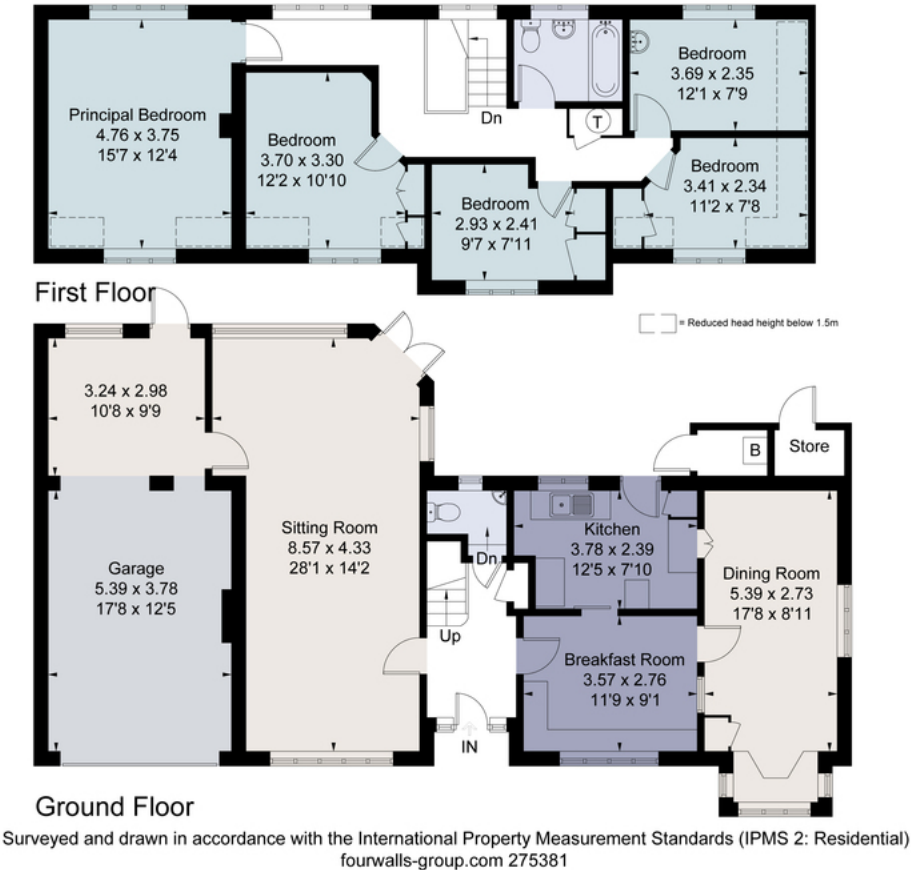








Approximate Area = 169.1 sq m / 1820 sq ft  
Including Limited Use Area (10.5 sq m / 113 sq ft)  
Garage = 20.5 sq m / 221 sq ft  
Total = 189.6 sq m / 2041 sq ft  
For identification only. Not to scale.  
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