



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 (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. 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.

There is a good choice of schools in the area both state and private including: St Helen's and Northwood College for girls, St Martin's, St John's and Merchant Taylors' for boys.

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 patio area next to the house used for outdoor dining.

Tenure

Freehold

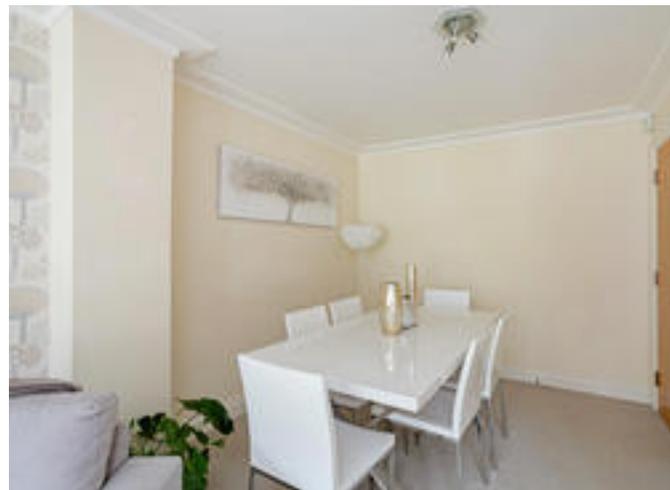
Local Authority

London Borough of Hillingdon

EPC rating = B

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)
For identification only. Not to scale.

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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		80	88
(55-68) D			
(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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