



Dene Road, Northwood, HA6

£1,695,000 Freehold

CHAIN FREE • GRADE II LISTED • KITCHEN/BREAKFAST ROOM • DRAWING ROOM, STUDY & UTILITY • FIVE BEDROOMS • EN-SUITE DRESSING ROOM • BATHROOM WITH SEPARATE W.C. • GENEROUS GROUNDS WITH PRIVATE DRIVEWAY

TREND & THOMAS
ESTATE AGENTS SURVEYORS & VALUERS



We are delighted to offer this 1904 built FIVE BEDROOM DETACHED, GRADE II LISTED, FAMILY HOME for sale, in this sought-after residential road in Northwood.

The property occupies a large plot over 2 title deeds of ½ an acre.

The house opens with a large entrance hall providing access to most of the ground floor rooms. Overlooking the front of the property is a spacious dining room with an inner lobby to kitchen/breakfast room, utility room and store room. Overlooking the side and rear is a 25' double aspect drawing room. There is a study also looking out to the rear garden and a guest cloakroom.

There are five bedrooms on the first floor, a bathroom and a separate W.C. Bedroom one benefits from an en-suite dressing room, which can also be accessed from the landing.

The rear garden has a large lawned area (formerly a grass tennis court) with natural shrubbed borders creating the most secluded and generous grounds.



A most appealing property commanding an exclusive and secluded position on this premier road within a few hundred metres of Northwood Town Centre with ample shopping facilities as well as Northwood Metropolitan Line Station.

Nearest Station: 0.2 miles – Northwood Station

Council Tax band: G

EPC Energy Efficiency Rating: F

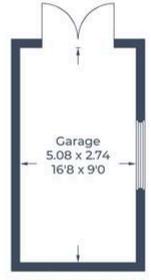
EPC Environmental Impact Rating: F



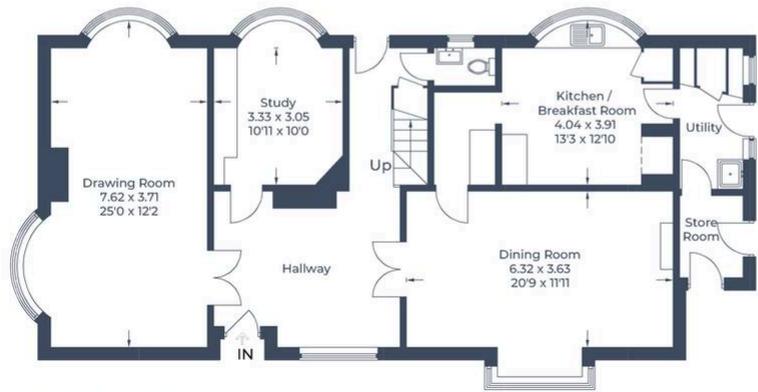
Approximate Gross Internal Area
 Ground Floor = 118.7 sq m / 1,278 sq ft
 First Floor = 104.4 sq m / 1,124 sq ft
 Garage = 14.0 sq m / 151 sq ft
 Total = 237.1 sq m / 2,553 sq ft



First Floor



(Not Shown In Actual Location / Orientation)



Ground Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Whilst these particulars are intended to give a fair description of the property, their accuracy is not guaranteed. Any purchaser must satisfy themselves as to the correctness of statements contained therein. These particulars do not constitute an offer or contract, and statements therein are made without responsibility, or warranty on the part of the vendor or Trend & Thomas, neither of whom are liable to expenses incurred should the property no longer be available.

It is not always possible on viewings to confirm the working order of the central heating or appliances included within the sale; therefore, we strongly recommend that prospective buyers satisfy themselves upon these matters before embarking upon the expense of purchase.

These particulars do not confirm that any fixtures and fittings mentioned are included within a purchase, unless otherwise stated, to include but not limited to carpets, curtains, furnishings, fittings, electrical goods, gas fires, light fittings etc.