



## HILLSIDE ROAD, NORTHWOOD

£725,000

**\*\* NO ONWARD CHAIN \*\*** A spacious and well maintained four bedroom, two bathroom semi detached bungalow conveniently located within 0.5 miles from Northwood Hills metropolitan Line station and 0.9 miles from Northwood Metropolitan Line station. The property briefly comprises large entrance hallway, lounge with feature fireplace, open plan modern fitted kitchen/dining room, three bedrooms, bathroom, fourth bedroom off landing with en-suite shower room, utility room and store/study. Further benefits include double glazing, gas central heating, multiple off street parking and large private rear garden.

- FOUR BEDROOMS
- SEMI DEATCHED
- TWO BATHROOMS
- SPACIOUS AND WELL MAINTAINED THROUGHOUT
- UTILITY ROOM
- STORE/STUDY ROOM
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- OFF STREET PARKING
- LARGE PRIVATE REAR GARDEN
- CONVENIENT FOR SCHOOLS, SHOPS AND TRANSPORT LINKS
- NO ONWARD CHAIN

## Ground Floor

### Hallway

Entrance into hallway via front aspect frosted door, wooden flooring, radiator, power points, spot lighting, cupboard housing meters, overhead storage cupboard.

### Lounge

14' 7" x 13' 9" into bay (4.44m x 4.19m)  
Rear aspect door into bay, two rear aspect windows, coved ceiling, feature fireplace, radiator, power points, phone point, TV aerial, wooden flooring.

### Kitchen/Dining Room

18' 2" x 10' 9" (5.54m x 3.28m) Side aspect double glazed door to garden, rear aspect double glazed window, side aspect double glazed window, range of wall and base level units with square edge work surfaces, one and a half bowl sink with drainer, integrated four hob gas cooker with oven below and overhead extractor fan, integrated under counter fridge and freezer, integrated slim line dishwasher, cupboard enclosed wall mounted 'Vaillant' boiler, radiator, power points, part tiled walls, tiled flooring, spot lighting, sky light, stairs to first floor landing.

### Bedroom One

13' 1" x 10' 2" (3.99m x 3.10m) Front aspect double glazed window, coved ceiling, radiator, power points.

### Bedroom Two

12' 4" x 10' 7" (3.76m x 3.23m) Front aspect double glazed window, radiator, power points, coved ceiling, wooden flooring.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Bedroom Three

12' 8" x 6' 10" (3.86m x 2.08m) Front aspect double glazed window, spot lighting, radiator, power points, phone point, TV aerial, wooden flooring.

### Bathroom

6' 4" x 5' 10" (1.93m x 1.78m) Side aspect frosted double glazed window, low level W/C, pedestal hand wash basin, panel enclosed bath with mixer tap and shower attachment, spot lighting, fully tiled walls, heated towel rail, tiled flooring.

### First Floor

#### Landing

Side aspect Velux window, eaves storage, laminate flooring.

### Bedroom Four

19' 8" max x 14' 7" max (5.99m x 4.44m) Front aspect double glazed window, rear aspect double glazed window, spot lighting, radiator, power points, eaves storage, laminate flooring.

### Shower Room

9' 4" max x 4' 4" max (2.84m x 1.32m) Front aspect Velux window, low level W/C, corner shower cubicle with sliding glass doors, wall mounted shower with attachment, tiled surround, corner sink with mixer tap and splash back tiling, heated towel rail, extractor fan, spot lighting, tiled flooring.

### Outside

#### Utility Room

7' 3" max x 5' 11" max (2.21m x 1.80m) Side aspect double glazed door, roll top work surfaces, power points, space for white goods, plumbed for washing machine.

#### Store/ Office

10' 4" x 6' 9" (3.15m x 2.06m) Side aspect double glazed door, side aspect double glazed window, rear aspect double glazed window, tiled flooring, spot lighting, power points.

#### Front Garden

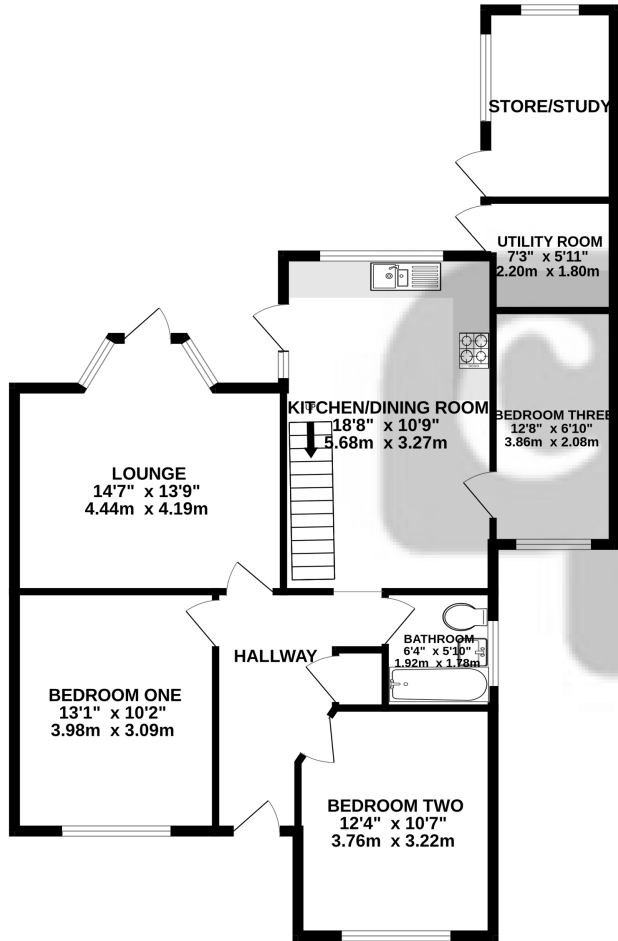
Multiple off street parking via own driveway, laid lawn, fence border.

#### Rear Garden

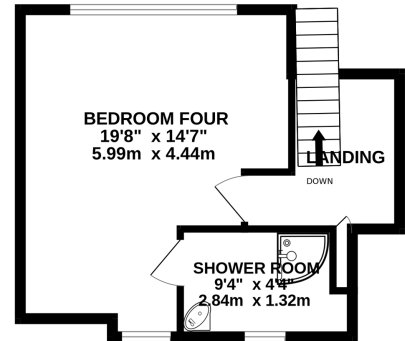
Patio leading to laid lawn, hedge enclosed, shed, security light, outside tap.



GROUND FLOOR  
973 sq.ft. (90.4 sq.m.) approx.



1ST FLOOR  
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 1297 sq.ft. (120.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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