

# DAVID CHARLES

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## STANLEY ROAD, NORTHWOOD, MIDDLESEX, HA6 1RQ



**OFFERS IN EXCESS OF...£860,000....FREEHOLD**

This spacious chalet bungalow (1693 Sq Ft/158 Sq M) is set on an elevated position offering attractive views over the surrounding area. The accommodation includes a 17' Living room with wood flooring and a 19' Kitchen/dining room with central workstation/breakfast bar and Quartz worktops. There are two double bedrooms, a bedroom three/study and a bathroom on the ground floor. The first floor has two large double bedrooms and a second bathroom. Outside there is a garage with own drive and a 114' rear garden with a patio and main lawn with shrub and flower bed borders. The property is well located within half a mile of Northwood Hills shopping and transport facilities (Metropolitan Line) and is within a mile of Northwood Town centre. Hogs bank open space is within a short walk which is perfect for scenic walks all year round. There are a range of well regarded schools within the area including Hillside Junior School and Northwood School within half a mile.

**020 8866 0222**













## COUNCIL TAX

London Borough of Hillingdon - Band G - £2,672.29

## LOCAL SCHOOLS

Hillside Junior School - 0.3 Miles

Pinner Wood School - 0.7 Miles

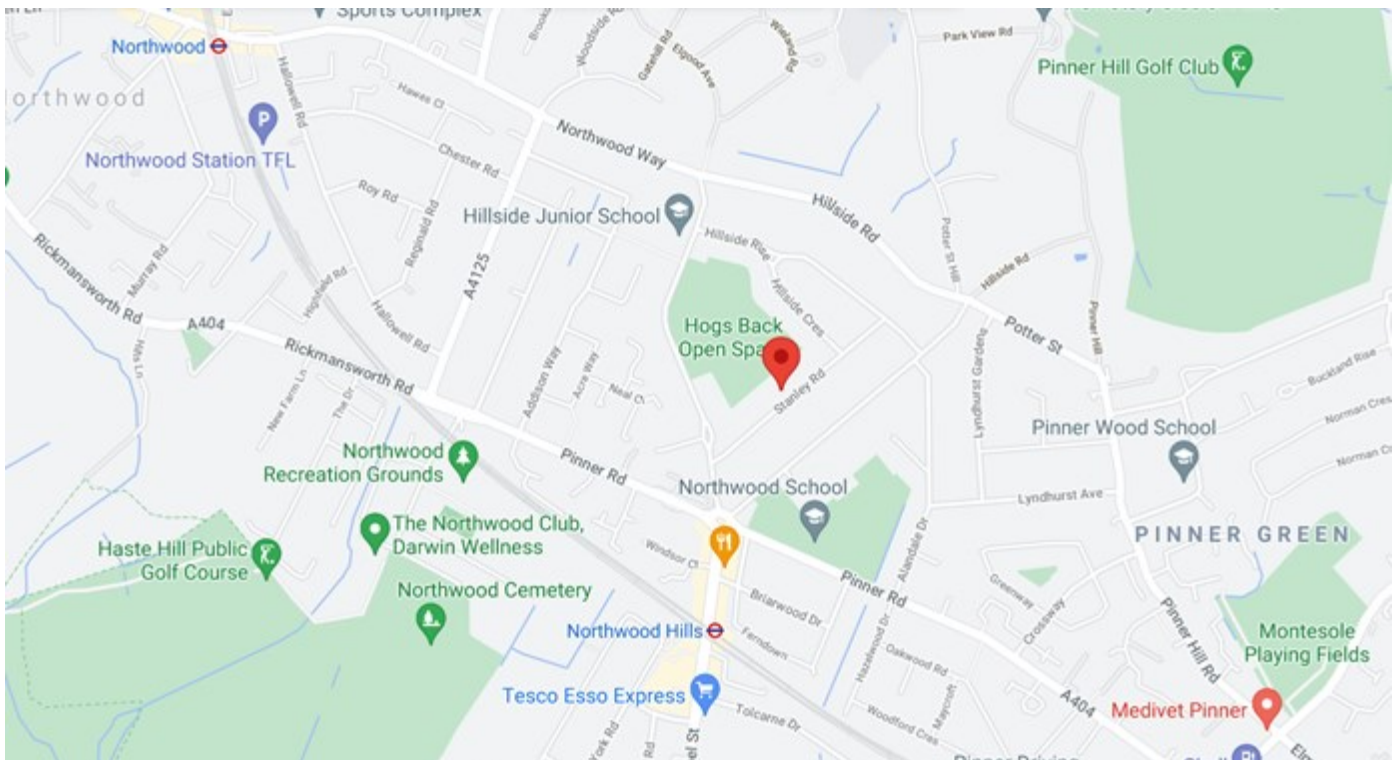
Northwood School - 0.4 Miles

Haydon School - 1.1 Miles

## LOCAL TRANSPORT

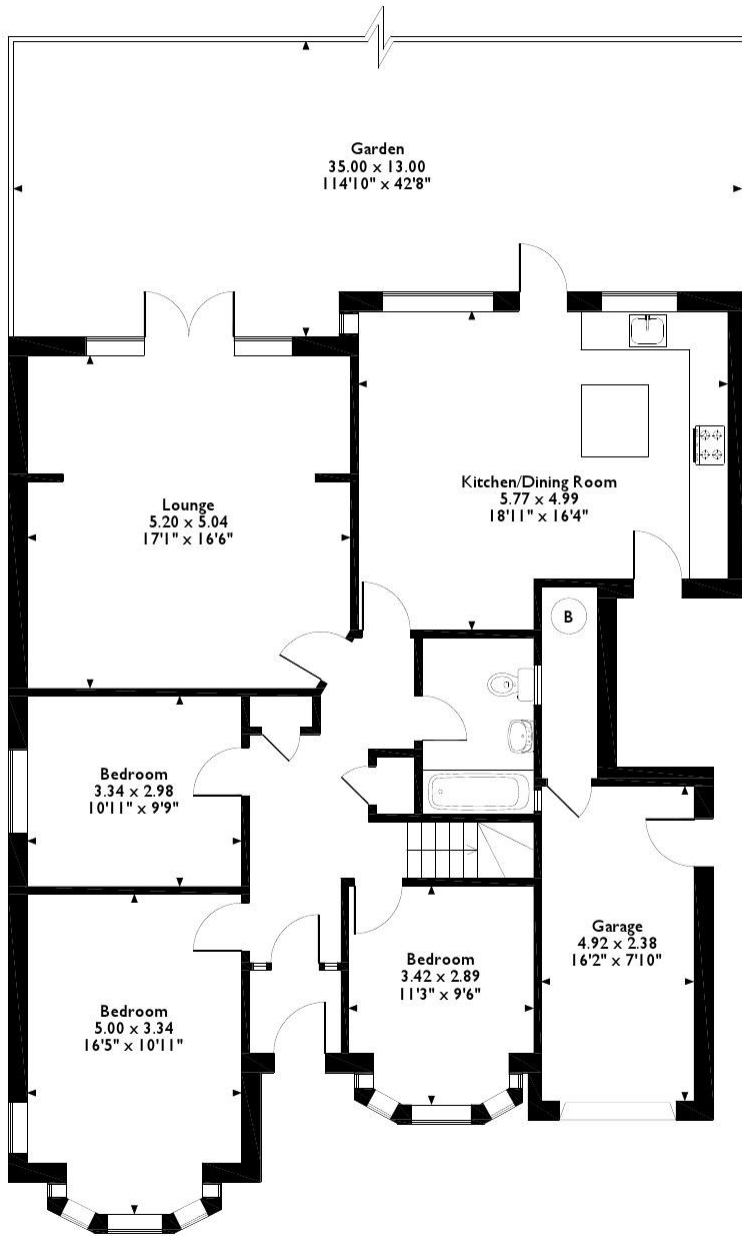
Northwood Hills Station (Metropolitan Line) - 0.4 Miles

Northwood Station (Metropolitan Line) - 1.0 Miles

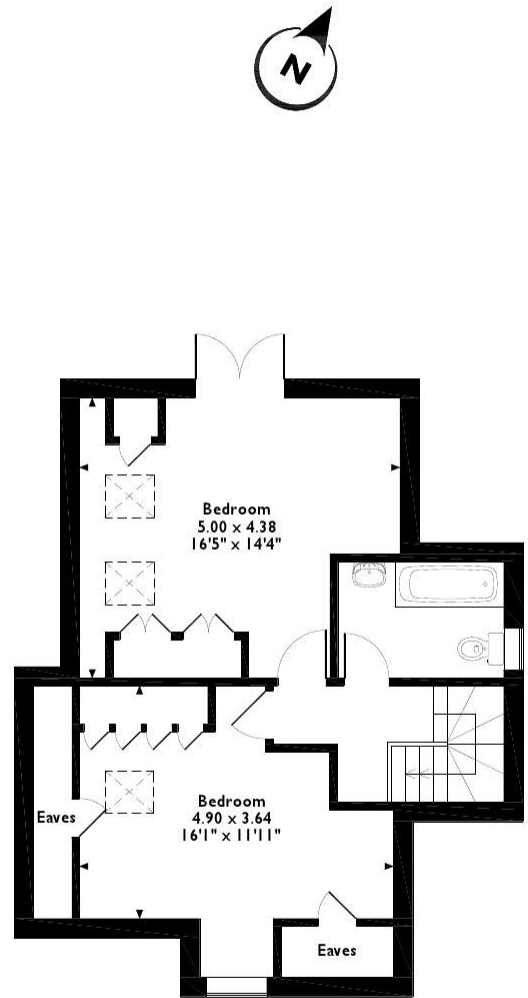


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Stanley Road, Northwood  
 Approximate Gross Internal Area  
 Main House = 158 Sq M/1693 Sq Ft  
 Garage = 14 Sq M/155 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

***For appointments to view please call David Charles 020 8866 0222***

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*