



**A FIVE BEDROOM DETACHED FAMILY HOME OFFERING SPACIOUS LIVING**

Batchworth Lane, Northwood, Hertfordshire, HA6 3DU

**ROBSONS**



Batchworth Lane, Northwood, Hertfordshire, HA6  
3DU

**DETACHED • 3 RECEPTION ROOMS •  
KITCHEN/BREAKFAST ROOM • STORE ROOM •  
5 BEDROOMS • 2 BATHROOMS • LARGE REAR  
GARDEN • CARRIAGE DRIVEWAY • TWO  
GARAGES • POTENTIAL TO EXTEND STPP**

### Description

Occupying arguably one of the most substantial and attractive plots on the road, this impressive detached family home provides flexible and spacious accommodation approaching 3,000 sqft set over two floors.

The property is set back from the road and accessed via a large sweeping carriage driveway that provides off-street parking for multiple vehicles and access to both garages.

Internally, the ground floor comprises three reception rooms, a kitchen/breakfast room, and a large store room, downstairs w/c and access to the two garages.

To the first floor are five bedrooms with the main bedroom benefitting from an ensuite bathroom, and a further bathroom with separate w/c.







Externally, the private and secluded rear garden has been beautifully maintained. The property does have further potential to extend subject to the usual planning consents and permissions.

### **Location**

Northwood provides a range of shopping facilities including Waitrose supermarket, a variety of restaurants and other amenities with the Metropolitan Line station providing access to Baker Street and the City. There is a plethora of state and private schooling together with a wide choice of recreational facilities, which include golf courses and fitness centres. The M1, M40 and M25 motorways are also accessible.

NB this property is situated within the proximity of the ULEZ, if your vehicle does not comply charges may apply.

### **Additional Information**

Tenure: Freehold

Local Authority: Three Rivers

Council Tax Band: G

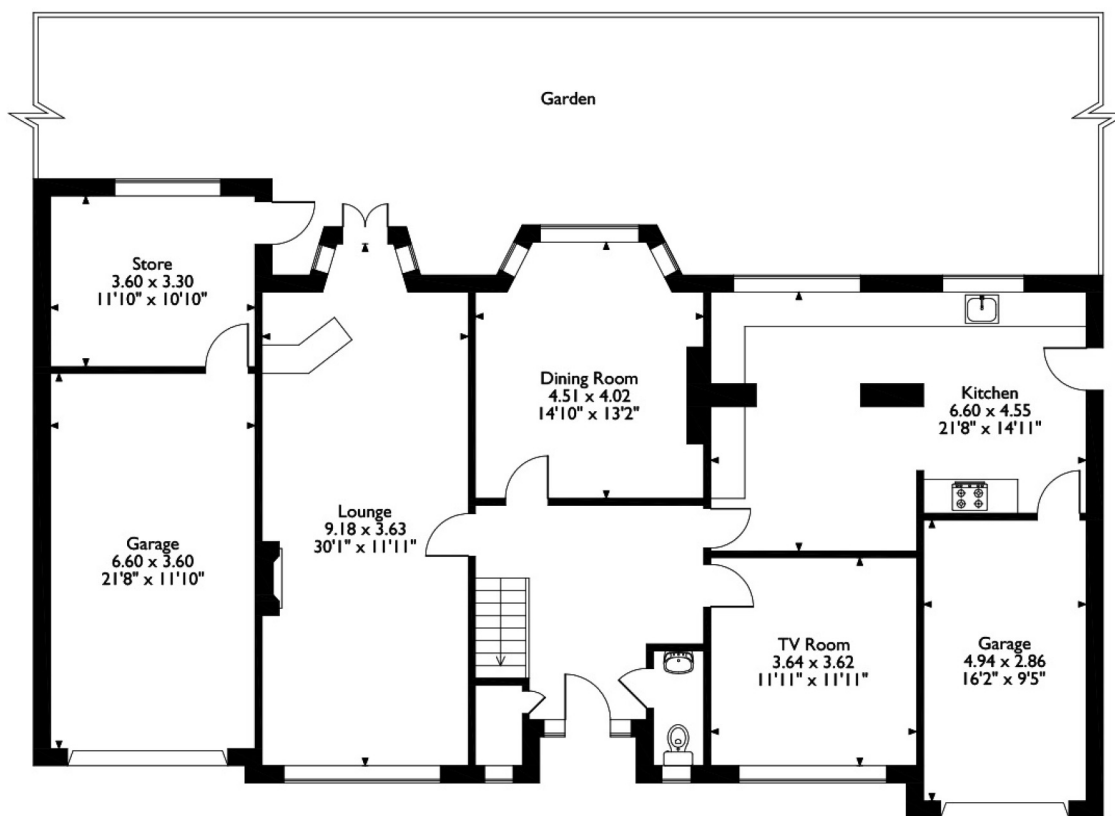
Energy Efficiency Rating: D

For additional information, please refer to [www.robsonsworld.com](http://www.robsonsworld.com) or call us on: 01923 820622.

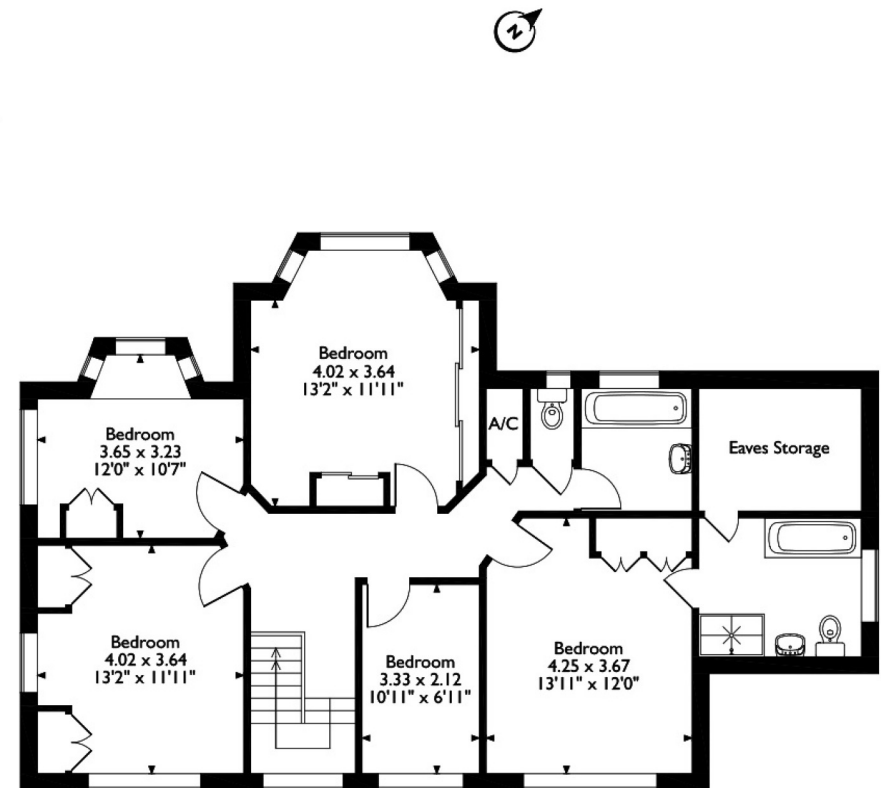




Batchworth Lane, Northwood  
 Approximate Gross Internal Area  
 Main House = 218 Sq M/2346 Sq Ft  
 Garage/Store = 35 Sq M/377 Sq Ft  
 Total = 253 Sq M/2723 Sq Ft



**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.

**ROBSONS**

North Approach, Moor Park, Northwood HA6 2JQ  
 Tel: 01923 820622 Email: moorpark@robsonswb.com

[www.robsonswb.com](http://www.robsonswb.com)

SCAN TO VISIT



OUR WEBSITE

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.