



A WELL PRESENTED DETACHED THREE BEDROOM HOME WITHIN THE EASTBURY FARM ESTATE

Westbury Road, Northwood, Middlesex, HA6 3DB

**ROBSONS**

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**DETACHED • THREE BEDROOMS • OPEN-PLAN LIVING/DINING ROOM • KITCHEN • DOWNSTAIRS SHOWER ROOM • BATHROOM • LARGE REAR GARDEN • DRIVEWAY PARKING • GARAGE**

#### **Description**

An opportunity to acquire this mid-1950s three-bedroom detached family home, occupying a generous 50ft wide plot, overlooking Sandy Lodge Golf Course, in the much sought-after Eastbury Farm Estate.

The ground floor comprises a bright and welcoming open-plan living and dining room with direct access to the garden. The kitchen is well-appointed, offering ample storage and workspace, while a convenient downstairs shower room completes the ground floor.

To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys a large private rear garden, mainly laid to lawn with a patio area perfect for outdoor dining and leisure.





At just under a quarter of an acre, the plot offers great potential for further extension, or redevelopment, making this the perfect blank canvas to create a bespoke family home.

To the front, there is a driveway offering off-street parking and access to the garage.

### Location

The property is equidistant from both Northwood and Moor Park, with their boutique shops, eateries and supermarkets. The Metropolitan Line train stations serve both town centres, which provide access to Baker Street, The City and beyond. The area is also well served for good quality schools for all ages, and has the well-regarded Eastbury Farm School on the estate. Recreational facilities cater for those enjoying a sporting life, with four major golf courses, cricket and football clubs and two fitness centres.

In accordance with Section 21 of the Estate Agents Act 1979, we declare the Sellers of this property have a personal interest / connection with Robsons.

### Additional Information

Tenure: Freehold

Local Authority: Three Rivers

Council Tax Band: G

Energy Efficiency Rating: D

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



Approximate Gross Internal Area  
 Ground Floor = 51.5 sq m / 554 sq ft  
 First Floor = 49.6 sq m / 534 sq ft  
 Garage = 14.0 sq m / 151 sq ft  
 Sheds = 1.8 sq m / 19 sq ft  
 Total = 116.9 sq m / 1,258 sq ft

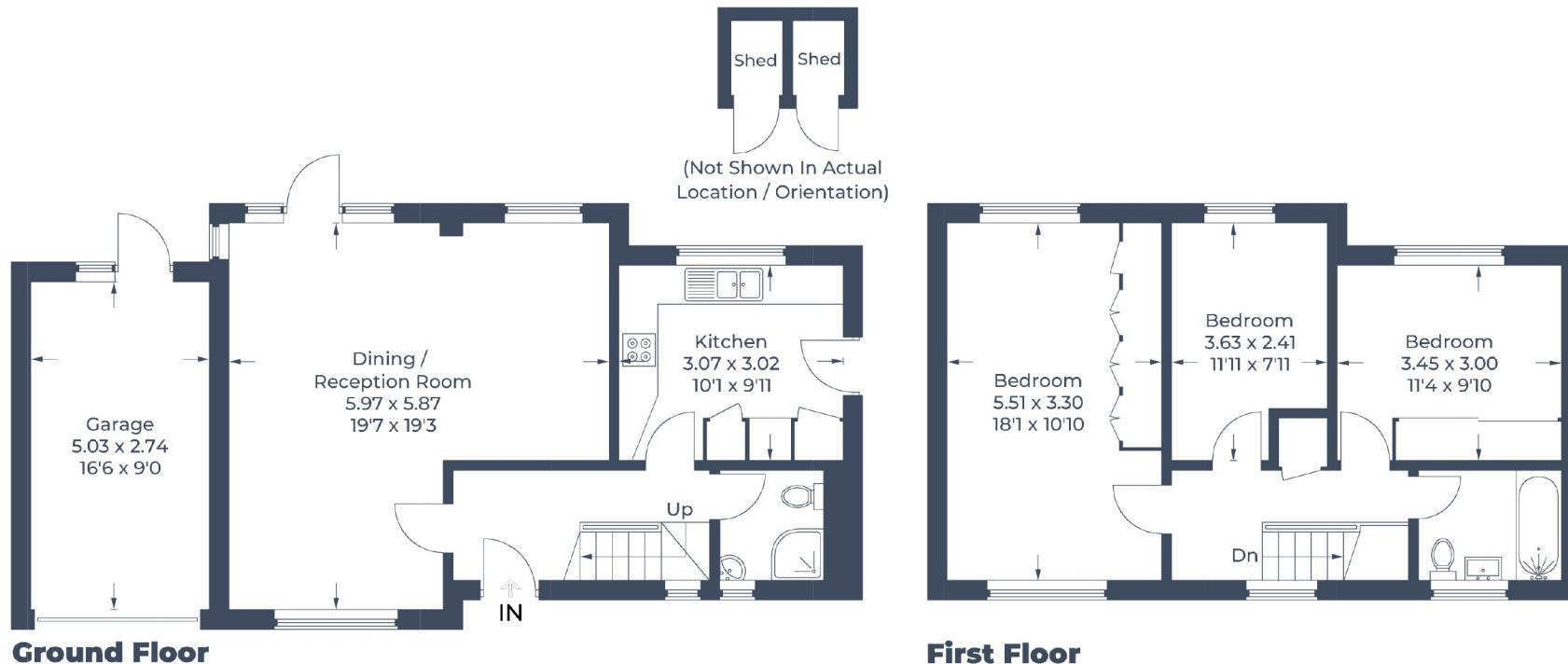


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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SCAN TO VISIT



OUR WEBSITE

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