



**A FANTASTIC FOUR BEDROOM FAMILY HOME IN THE EASTBURY FARM ESTATE**

The Fairway, Northwood, Middlesex, HA6 3DZ

**ROBSONS**

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### Description

An extended four bedroom detached residence, ideally positioned in a quiet residential street in the heart of the Eastbury Farm estate. This superb family home has recently undergone extensive refurbishment to the ground floor, which now comprises an entrance hall with guest cloakroom, a large open plan double reception room with bay window, fitted blinds, vertical radiators and a feature fireplace.

The generous kitchen has been fitted with a range of charcoal coloured drawers and cabinets, integrated appliances and finished with contrasting white marble worktops. Flowing through from the kitchen into the dining room /entertainment area with fitted bar and bi-fold doors to the outside terrace. Completing the ground floor is a cosy snug with bi-fold doors, a utility room/salon and additional guest cloakroom.

To the first floor, the spacious main bedroom has a bay window to the front aspect and a dressing room with a range of fitted wardrobes. A second double bedroom with dual aspect windows, has fitted wardrobes and an ensuite shower room. The family bathroom comprises a bathtub, shower enclosure and wash basin, plus a separate w/c and basin. Two further bedrooms benefit from fitted wardrobes and views across the attractive rear garden.





A south-westerly facing rear garden extends to approximately 130 feet, with a newly constructed raised terrace, ideal for outside entertaining whilst overlooking an extensive lawn with mature shrub and flowerbed borders.

To the front of the property is a block paved carriage driveway providing off-street parking for four/five vehicles. Planning permission has been granted for a first floor rear extension and loft conversion, plans can be viewed on the Three Rivers District Council website under planning reference 21/2055/FUL.

### **Location**

The property is equidistant from both Northwood and Moor Park with nearby Rickmansworth town centres being also accessible and offering a further wide range of shops and restaurants. The local area is well served with both quality state and private schools. Leisure facilities include six golf courses, cricket, equestrian, tennis, hockey and football clubs as well as fitness centres. Major motorways and airports are also within reach.

### **Additional Information**

Tenure: Freehold  
Local Authority: Three Rivers  
Council Tax Band: G  
Energy Efficiency Rating: C

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



Approximate Gross Internal Area  
 Ground Floor = 137.3 sq m / 1,478 sq ft  
 First Floor = 78.3 sq m / 843 sq ft  
 Outbuilding = 25.7 sq m / 277 sq ft  
 Total = 241.3 sq m / 2,598 sq ft

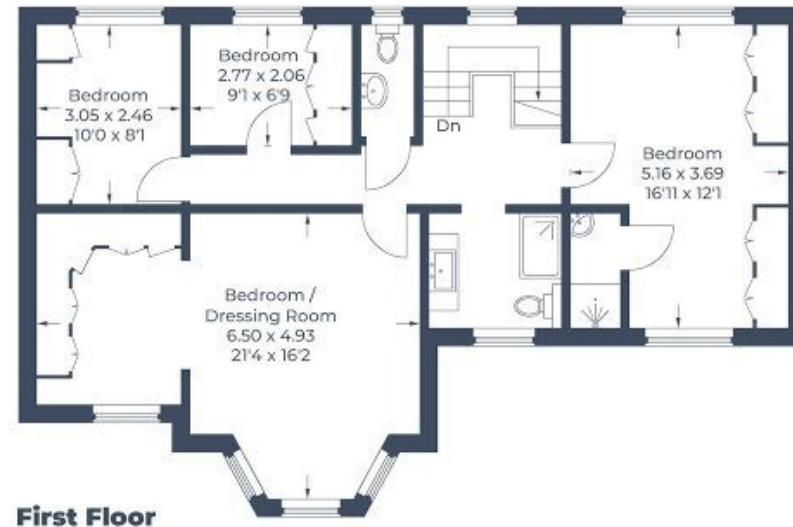
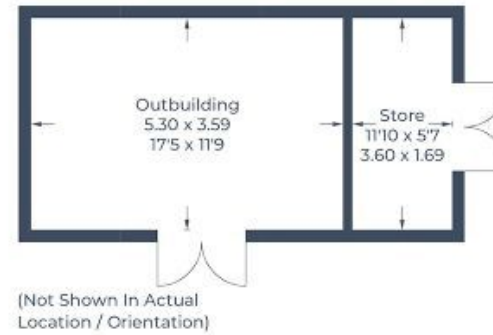
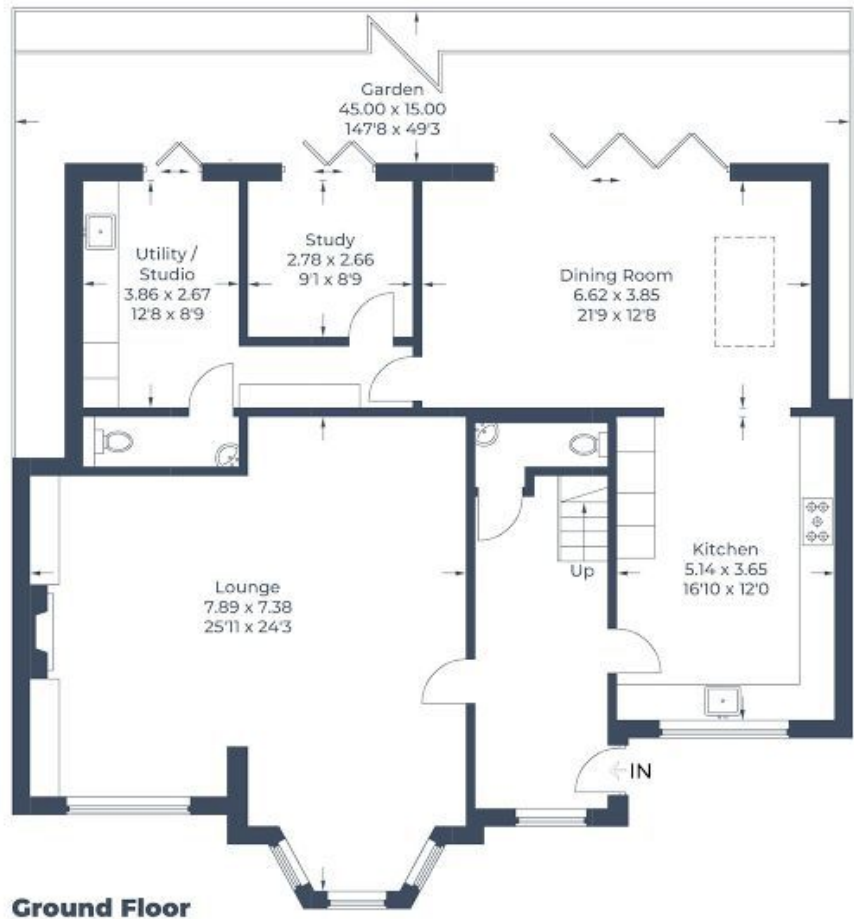


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