



52 Westbury Road | Northwood | Middlesex | HA6 3BY

FINE & COUNTRY



DESCRIPTION

Set within the prestigious Eastbury Farm Estate, this five-bedroom, three-bathroom detached family home has been thoughtfully extended and beautifully maintained. Offering versatile living spaces, a south-facing garden of around 100ft and a carriage driveway with ample parking, it combines comfort, functionality and character in one of Northwood's most sought-after locations.

The ground floor is designed with modern family living in mind. A welcoming hallway leads to a spacious double-width living room that flows into a further reception, perfect as a playroom, gym or snug. At the heart of the home is the stunning open-plan kitchen/dining/family room, featuring vaulted ceilings, exposed beams and full-width bi-fold doors opening onto the garden. A study, utility room with garage access and a stylish ground floor shower room complete the downstairs accommodation.

Upstairs, the principal bedroom boasts a private dressing area and en suite, complemented by four additional bedrooms and a contemporary family bathroom.

The south-facing garden is a real highlight, extending to approximately 100ft and laid mainly to lawn with mature borders and a generous patio, ideal for entertaining. To the front, a carriage driveway, garage and EV charging point provide excellent convenience.

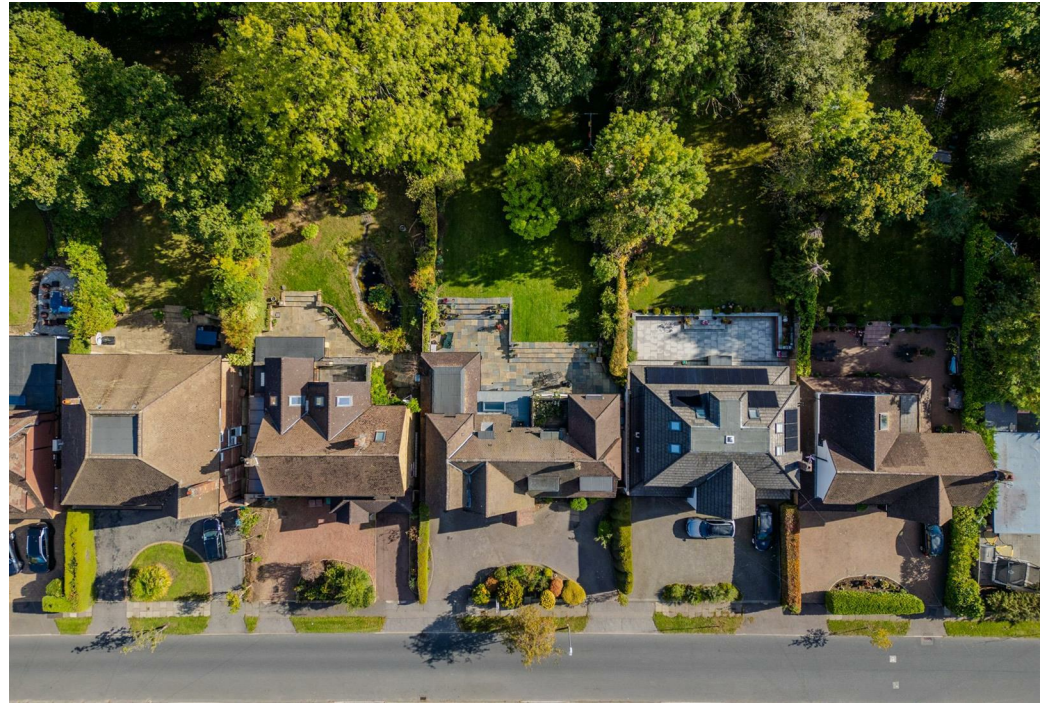
Originally built in the 1950s as a cottage, the home has been transformed into a light-filled and spacious residence that has served as a much-loved family home for over two decades.

Perfectly positioned for Eastbury Farm School, with Northwood and Moor Park's shops, restaurants and Metropolitan Line stations close by, the area also offers golf courses, cricket and football clubs, and fitness centres.

For the current owners, this has been a safe and happy place to raise a family, filled with memories. As they downsize, they hope the next owners will enjoy the same warmth, space and lifestyle that first drew them here.

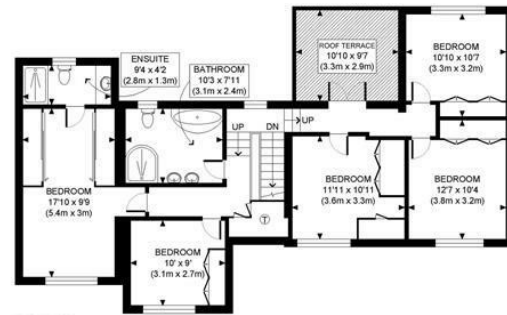




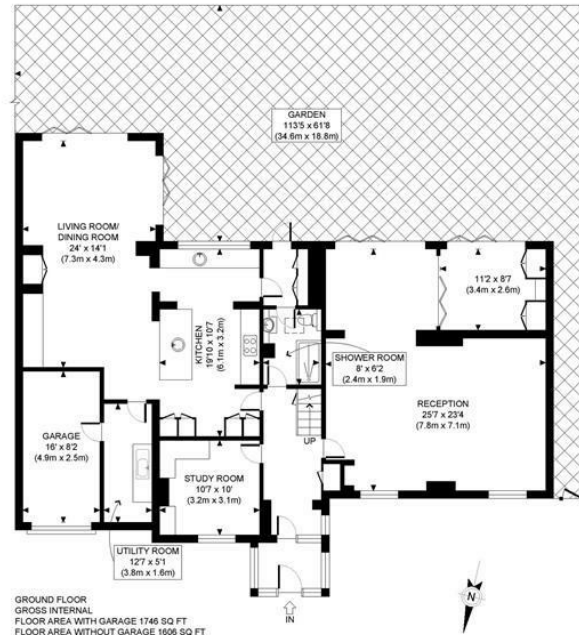


KEY FEATURES

- Prestigious location within the Eastbury Farm Estate
- Five bedrooms and three bathrooms, thoughtfully extended
- Impressive open-plan kitchen/dining/family room with vaulted ceilings and bi-fold doors
- Versatile reception spaces ideal for family life and entertaining
- Principal suite with dressing area and en suite bathroom
- South-facing garden extending to approximately 100ft
- Carriage driveway, garage, and EV charging point
- Retains 1950s charm with bright, contemporary interiors
- Close to Eastbury Farm School, Northwood and Moor Park amenities
- A much-loved family home offering space, light, and character



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 971 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA WITH GARAGE: 1746 SQ FT
FLOOR AREA WITHOUT GARAGE: 1006 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 2717 SQ FT/ 252 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 2577 SQ FT/ 239 SQM

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ONE STOP SHOP FOR PROPERTY MARKETING

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



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