



4 Nodes Road, Northwood
£450,000



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This very handsome detached home is beautifully styled throughout and offers a good sized parking area with timber garage to the front and a very pretty, private, sunny rear garden. The flexible ground floor accommodation comprises a centrally placed family dining room, which gives access to the gorgeous fitted kitchen and the elegant sitting room, which has a woodburner as a focal point. There is a separate study; a sun room with doors to the garden as well as a very handy cloakroom. Upstairs, the home has three bedrooms all serviced by the chic bathroom. The home is warmed by gas central heating and has UPVC double glazing. Freehold. Council Tax Band - E. EPC D-66.

Elegant wide arched storm porch with UPVC double glazed multi paned door into:

Entrance Hallway:

A very smart and welcoming entrance to the home in dove grey decor with a dark grey papered accent to one wall. Window to front; stairs to first floor with handy storage recess under and attractive door to:

Dining Room:

13'5" x 10'0" max (4.10m x 3.05m max)

A perfect family dining room, centrally placed in the home with links to the sitting room and kitchen. Window to side and access to large understairs storage cupboard. Door to:

Sitting Room:

20'6" x 11'11" max (6.25m x 3.65m max)

An elegantly presented room in grey and white themes, with pretty papered accents and smart modern cooling/heating ceiling light fans. A stylish

fireplace gives space for a woodburning stove and provides a focal point to the room. Windows to front and side and sliding doors to one end, leading to the:

Sun Room:

12'6" x 7'3" (3.83m x 2.22m)

In green decor with a solid roof, to allow all year round use. Smart oak style flooring and central UPVC double glazed french doors looking and leading to the garden and the patio area.

Kitchen:

12'7" max x 12'4" max (3.86m max x 3.77m max)

Linked to the dining room by a wide open archway, this super extended room is fitted with a well stocked range of modern pale fronted units and a matching central island which provides additional workspace and storage. The dark matte worksurfaces extend to matching upstands and the black one and





a half bowl sink unit is set below the rear window which frames the garden view. Integrated fridge/freezer and spaces for large range style cooker; washing machine and tumble dryer. External door to garden and folding door to the:

Study/Bedroom 4:

10'11" max x 7'8" max (3.34m max x 2.35m max)

A lovely light, shaped room with three windows framing the garden outlook to the side and rear. Door to:

Cloakroom:

6'3" max x 4'0" max (1.92m max x 1.24m max)

A very pretty and handy facility, fitted with a white WC and wash hand basin. Opaque side window.

Turning staircase to:

First Floor Landing:

Decorated to match the hallway, with access to loft, window to side and built in storage cupboard. Doors to:

Bedroom One:

11'11" x 10'1" max (3.64m x 3.08m max)

Decorated in a calming, modern colour scheme, with large rear window.

Bedroom Two:

12'0" max x 10'1" max (3.66m max x 3.08m max)

In pale apple green colours with a good range of built in storage cupboards to one wall. Window to front.

Bedroom Three:

9'11" max x 7'1" (3.04m max x 2.17m)

A comfortable single bedroom with rear window and built in double fronted storage cupboard.



Bathroom:

6'2" max x 5'11" max (1.88m max x 1.82m max)

Fully tiled and fitted with a white suite of WC; wash hand basin and shower bath with curved shower screen. Opaque rear window.

Parking:

To the front of the home, there is plenty of parking provided by a block paved driveway and side, gravelled parking area. Gated side access leads to the rear garden.

Garage:

14'5" x 9'7" (4.4m x 2.94m)

A timber garage with double doors to the front and personal door to the rear garden. Power and light.

Rear Garden:

A very pretty, fully enclosed and sunny rear garden which has a shaped patio area outside the sun room. The main garden is laid to lawn, with a lovely ornamental pond set outside the kitchen. The home has a leafy back drop which provides privacy and shade. Timber shed to one corner.

Disclaimer

These particulars are issued in good faith, but do not constitute representation of fact or form any part of any offer or contract. The Agents have not tested any apparatus, equipment, fittings or services and room measurements are given for guidance purposes only. Where maximum measurements are shown, these may include stairs and measurements into shower enclosures; cupboards; recesses and bay windows etc. Any video tour has contents believed to be accurate at the time it was made but there may have been changes since. We will always recommend a physical viewing wherever possible before a commitment to purchase is made.

Arrange a viewing: Call us on 01983 280555 or email: hello@meganbakerestateagents.com



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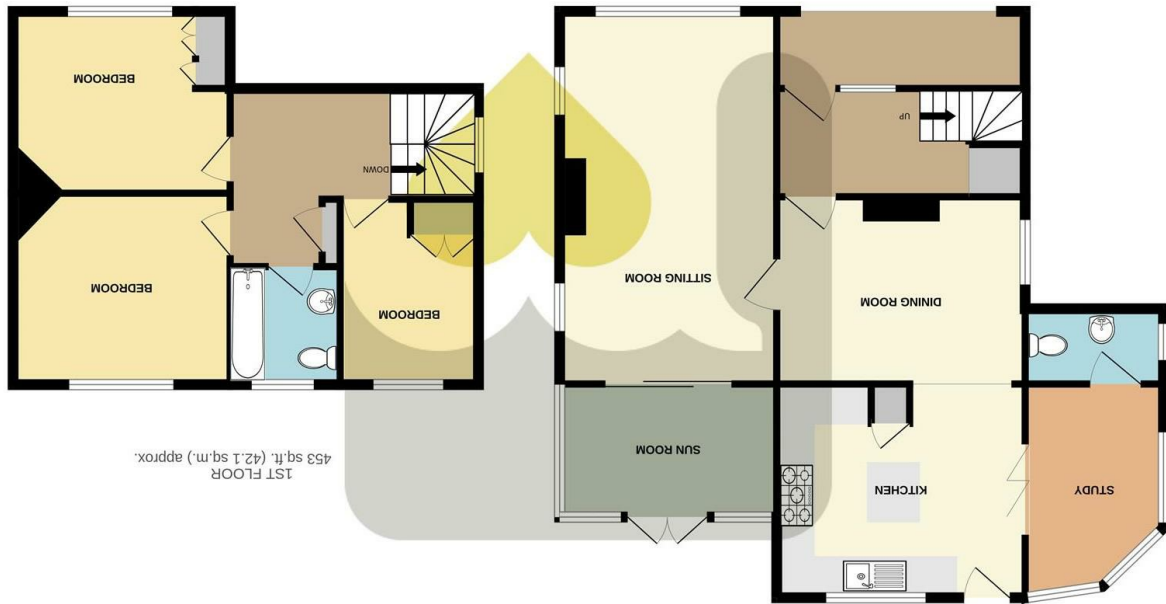
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GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.

TOTAL FLOOR AREA: 1313 sq.ft. (122.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
G (1-20)		
Not energy efficient - higher running costs		
66		
81		