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A SIX BEDROOM DETACHED HOME ON A CORNER PLOT WITHIN THE PRESTIGIOUS COPSE WOOD ESTATE
22 The Broadwalk, Northwood, Greater London, HA6 2XD
Guide Price £2,500,000

22 The Broadwalk, Northwood

Completed in 2017, 22 The Broadwalk is set on a superb corner plot on one of Northwood's prime residential roads, within the prestigious Copse Wood Estate. This luxury home has been designed and finished to a particularly high standard by renowned local housebuilder 2MC Homes.

Description

22 The Broadwalk is an impressive detached family home, approached via a gated carriage driveway. The property has been thoughtfully designed to provide excellent family accommodation. Briefly comprising:

- 0.34 of an acre plot (0.14 ha)
- Approx. 4,000sqft house
- Six bedrooms
- Four bathrooms (three en-suite)
- Three reception rooms
- Study
- Family Kitchen/Diner
- 126ft (38.4m) Rear Garden
- Gated carriage driveway
- Detached double garage
- Integrated sound system
- CCTV Security System

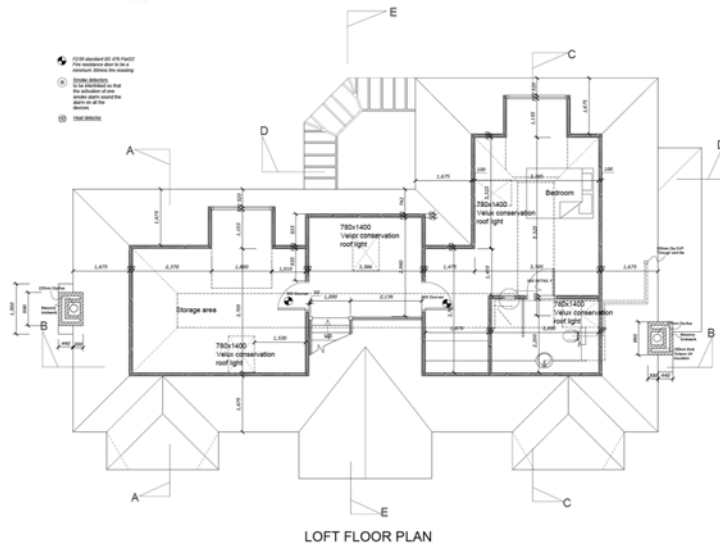
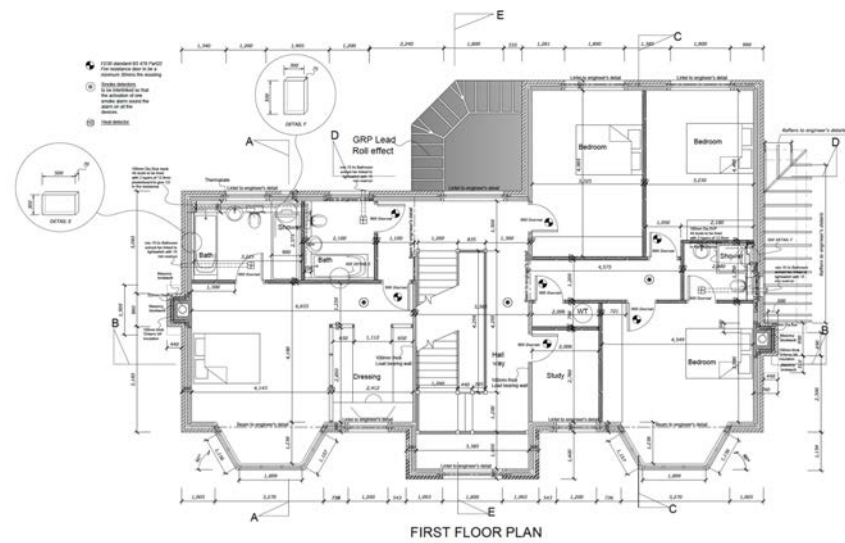
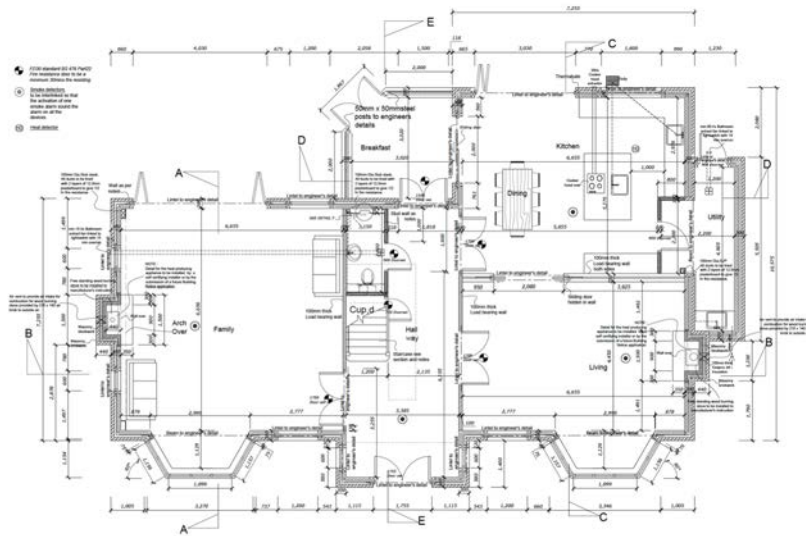
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01582 241040 or email enquiries@primeplots.co.uk



22 The Broadwalk, Northwood



Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	

Address:
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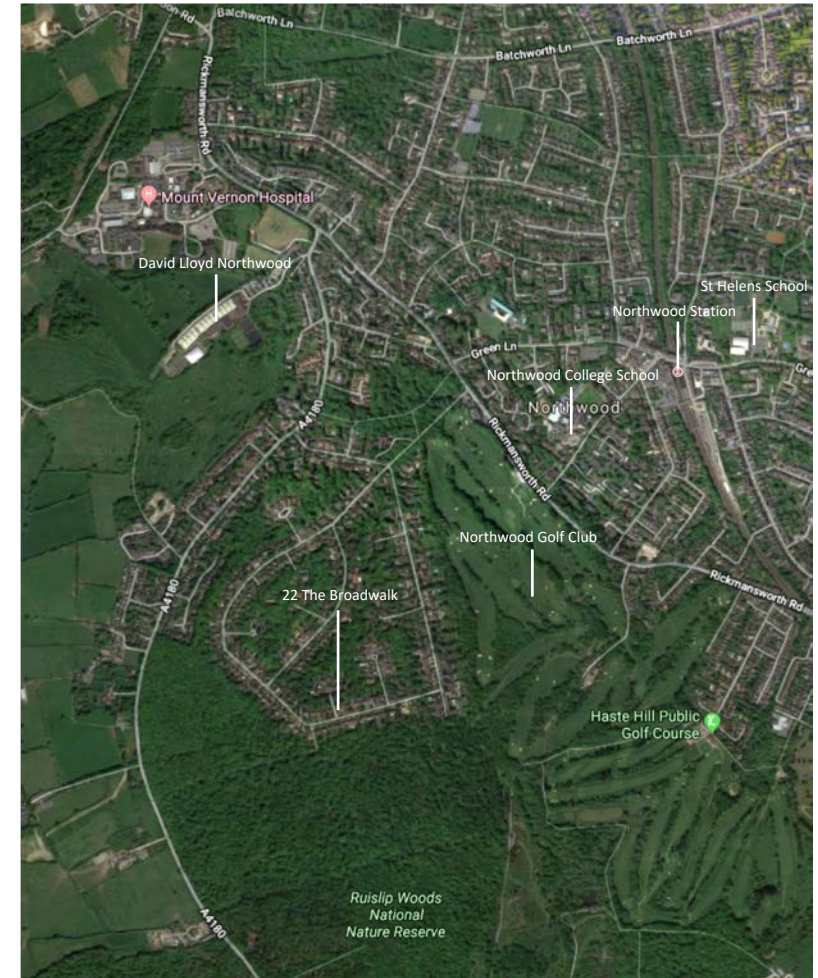
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Floor layout plans taken from technical drawings. Please verify any measurements and the layout prior to making an offer to purchase this property.

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Local Area

- The Broadwalk is situated in the heart of the exclusive Copse Wood estate and the road comprises a wide variety of detached homes set within generous gardens. The location offers the best of both worlds, surrounded by Greenbelt countryside, yet just 16 miles from central London, and is quickly reached by rail from the Metropolitan Underground station in 35 minutes. The M40 at Uxbridge (5 miles) Watford (4 miles) and Harrow (6 miles), are all readily accessible by road and offer multiple shopping centres. The M25 (J18) at Chorleywood is only 5 miles away, and provides fast access to the M1, M40 and M4 motorways, and airports at Heathrow, Luton, Stansted & Gatwick.
- Northwood provides a wide range of shops with multiple stores including Waitrose, Boots, Costa Coffee and Baskin Robbins. There is an interesting selection of quality restaurants serving multi-cultural cuisine and several coffee/snack bars.
- Sports and fitness enthusiasts are well catered for with clubs for Golf, Tennis, Football, Cricket and extensive facilities within the Virgin Active Sports and Social Club.
- Schooling in the area is excellent with a choice of state and private schools including: St Helen's and Northwood College for girls, St Martin's, St John's and Merchant Taylors' for boys.



Map courtesy of Google Maps

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