



GREEN ASH GROVE

NORTHWOOD • MIDDLESEX

Description

Two superb new semi detached 'townhouse style' houses built over three floors. Each house has a living room and a large kitchen/diner with a separate utility room and cloakroom on the ground floor. On the first floor there are two bedrooms, a study and family bathroom.

There is also an en suite to the master bedroom. The top floor has two further bedrooms with a separate shower room.

Outside the properties there are landscaped gardens, patios and a garage with off street parking.

Location

Green Ash Grove is located in the popular, leafy London suburb of Northwood. With Northwood Underground Station only a short walk away, the development is ideally positioned for access to Central London and its broad range of cultural venues, activities and nightlife. Northwood is also conveniently located for road links with the M25, M1 and M40 motorways all within comfortable driving distance.

The development is just a short walk from the main Northwood shops and amenities on Green Lane. There are excellent state and independent schools in Northwood, including St Helen's School, Northwood College and St Martins School. There are two golf courses within a mile of the development - Northwood Golf Club and the Haste Hill public course. Excellent health & leisure clubs are nearby and Ruislip Woods National Nature Reserve and the Ruislip Lido are also close at hand.



GREEN ASH GROVE



Computer Generated Image

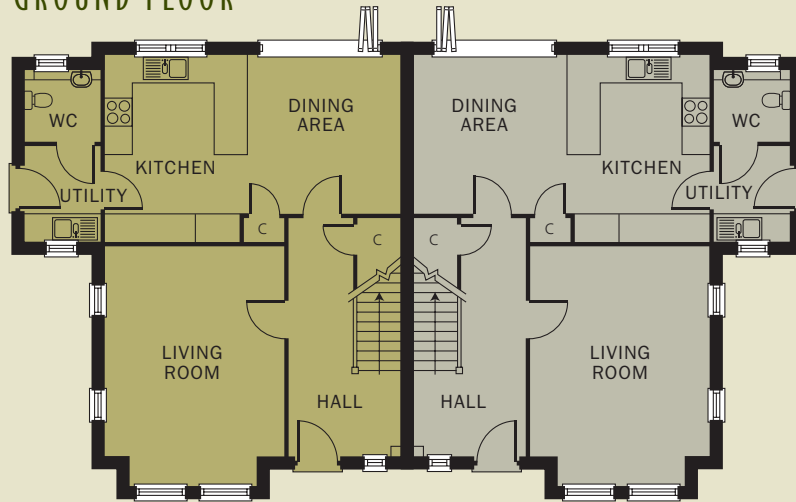


Site Plan



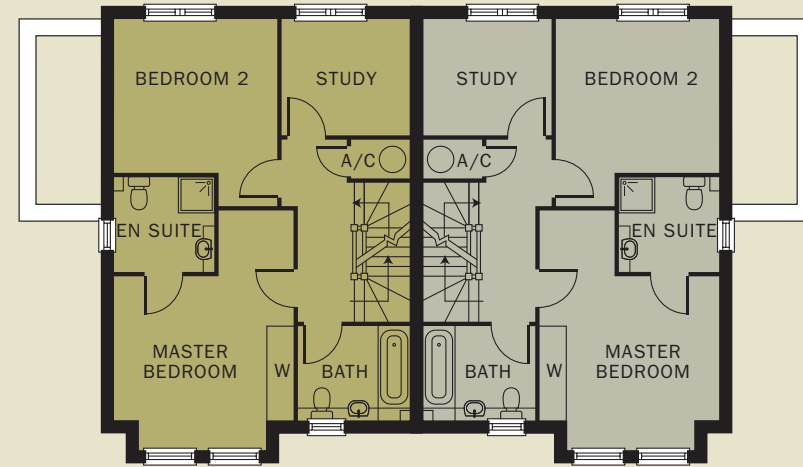
NORTHWOOD • MIDDLESEX

GROUND FLOOR



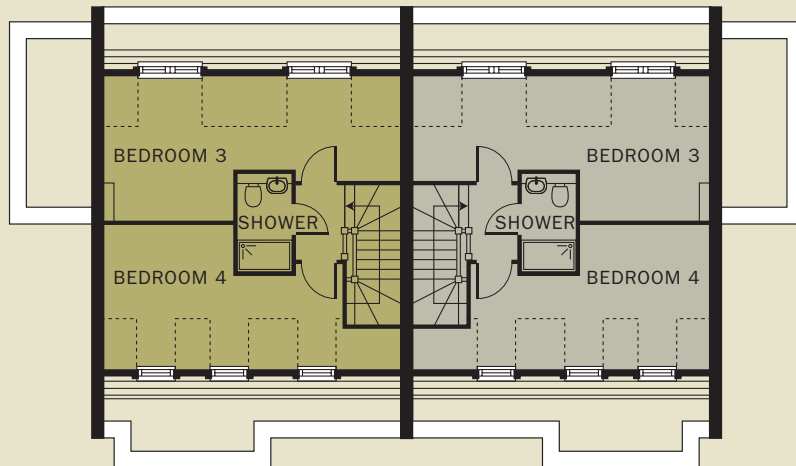
<p>PLOT 1</p>	Living Room	17'9" x 13'3" max	5413 x 4051mm max
	Kitchen/Diner	21'11" x 11'9" max	6686 x 3583mm max
<p>PLOT 2</p>	Living Room	17'9" x 13'3" max	5413 x 4051mm max
	Kitchen/Diner	21'11" x 11'9" max	6686 x 3583mm max

FIRST FLOOR



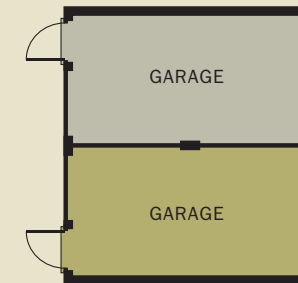
<p>PLOT 1</p>	Master Bedroom	17'9" x 13'3" max	5413 x 4051mm max
	Bedroom 2	13'10" x 12'0" max	4222 x 3680mm max
	Study	9'6" x 8'7" max	2906 x 2625mm max
<p>PLOT 2</p>	Master Bedroom	17'9" x 13'3" max	5413 x 4051mm max
	Bedroom 2	13'10" x 12'0" max	4222 x 3680mm max
	Study	9'6" x 8'7" max	2906 x 2625mm max

SECOND FLOOR



<p>PLOT 1</p>	Bedroom 3	21'11" x 10'11" max	6686 x 3325mm max
	Bedroom 4	21'11" x 10'11" max	6686 x 3325mm max
<p>PLOT 2</p>	Bedroom 3	21'11" x 10'11" max	6686 x 3325mm max
	Bedroom 4	21'11" x 10'11" max	6686 x 3325mm max

GARAGES



<p>PLOT 1</p>	Garage	17'4" x 9'3" max	5298 x 2822mm max
<p>PLOT 2</p>	Garage	17'4" x 9'3" max	5298 x 2823mm max

All floor area measurements are maximum and are shown in metric and imperial. They are for guide purposes only and should not be used for total accuracy, or for fitting carpeting/floor covering purposes. Purchasers or their representatives should contact the selling agent for full details. Kitchen plans are indicative only and are not intended to show the quantity or positions of appliances, base and wall units or worktops. Please ask selling agent for detailed kitchen plans.



GREEN ASH GROVE



Specification

Important Notice:

This Specification is intended for illustration purposes only and may change as a result of our continuous product development. Consequently, it should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under The Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or warranty. June 2015.

LUXURY KITCHEN

- Neff or similar Integrated Appliances to include: Double oven / Gas hob / Extractor hood / Washing Machine / Dishwasher / Fridge/Freezer / Microwave
- Bespoke kitchen fitments created by specialist designers
- Stainless steel sink with monobloc taps
- Low Voltage halogen downlighters
- Ceramic floor tiling
- Granite work surface with matching upstands

QUALITY BATHROOMS

- Luxury white sanitaryware with Bristan chrome finish fittings
- Hand-held showers over baths
- Shaver points to all bathrooms
- Low voltage downlighters
- Heated towel rails
- Ceramic tiling to walls and floors
- Thermostatically controlled showers
- Fitted vanity units with marble worktops

NOTABLE QUALITY FEATURES

- Traditional brick construction with cavity wall
- Moulded coving to principle rooms
- Oak veneer internal doors with chrome ironmongery
- Ceramic tiling to floors/walls in downstairs WC
- Moulded skirting/architraves
- Fitted wardrobes to master bedroom and bedroom 2
- Cat 6 data cabling to living room, study, kitchen & all bedrooms



SECURITY, COMFORT & MAINTENANCE

- Low maintenance UPVC windows, doors, soffits and fascia boards
- All windows double glazed with window locks
- Nacoss registered full interior alarm system linked to external/internal bells
- Mains wired smoke detectors on each floor
- 10 year warranty
- Unvented high pressurised hot water system
- Underfloor heating to the ground floor
- Properties will be built in accordance with Lifetime Home Standards
- Properties will achieve Level 4 of the Code for Sustainable Homes
- Properties will achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser

EXTERNAL

- Comprehensively designed landscaping scheme
- Buff riven slabs to patios/paths
- External tap
- Bonded gravel to access road and blocks to individual parking spaces
- Rear garden laid to lawn
- External lights to front, side and rear
- External power point to patio
- Electrically operated garage doors
- External tap to rear garden

Specification images shown are indicative only and from a previous Cairnpark Properties development.



For further details please contact joint selling agent:



01923 776291



ALBURGH DEVELOPMENTS LTD

in association with:



For further details please contact joint selling agent:



01923 773616

Artist's perspective used in this brochure are intended to be a general guide to the appearance of the development. However, from time to time, it is necessary to make minor architectural changes, therefore prospective purchasers should check the latest plans with the selling agent. Due to our policy of continual improvement, we reserve the right to vary the specification as and when it may become necessary.

The agent for themselves and for the vendors of these properties whose agent they are give notice that: 1. These particulars do not constitute any part of any offer or contract. 2. All statements contained in these particulars related to the properties are made without responsibility on the part of the agent or the vendor. 3. None of the statements contained in these particulars relating to the properties and equipments are to be relied upon as statements of representations of fact. 4. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements in these particulars. 5. The vendor does not make or give and neither the agent nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to these properties. June 2015.