

# DAVID CHARLES

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## LANGTON GROVE, NORTHWOOD, MIDDLESEX, HA6 2PS



**OFFERS IN EXCESS OF...£550,000...FREEHOLD**

This four bedroom mid terraced family house (103 sq.m/1180 sq.ft) is situated in the heart of Northwood off Kewferry Road. It is within easy reach of Northwood Town Centre offering a wide range of shops, restaurants and the Metropolitan line train station. Highly regarded state and private schools are also nearby. The accommodation includes a 21' x 19' living/dining room with double doors opening to a contemporary kitchen with granite work tops. Bedroom four and a modern fitted bathroom are also on the ground floor. The first floor has two double bedrooms, a 9' bedroom three (all with fitted wardrobes) and a cloakroom. Outside there is private off street parking for two cars and a 27' rear garden with a paved patio, main lawn and storage shed. Offered with vacant possession.

**020 8866 0222**

















### **COUNCIL TAX**

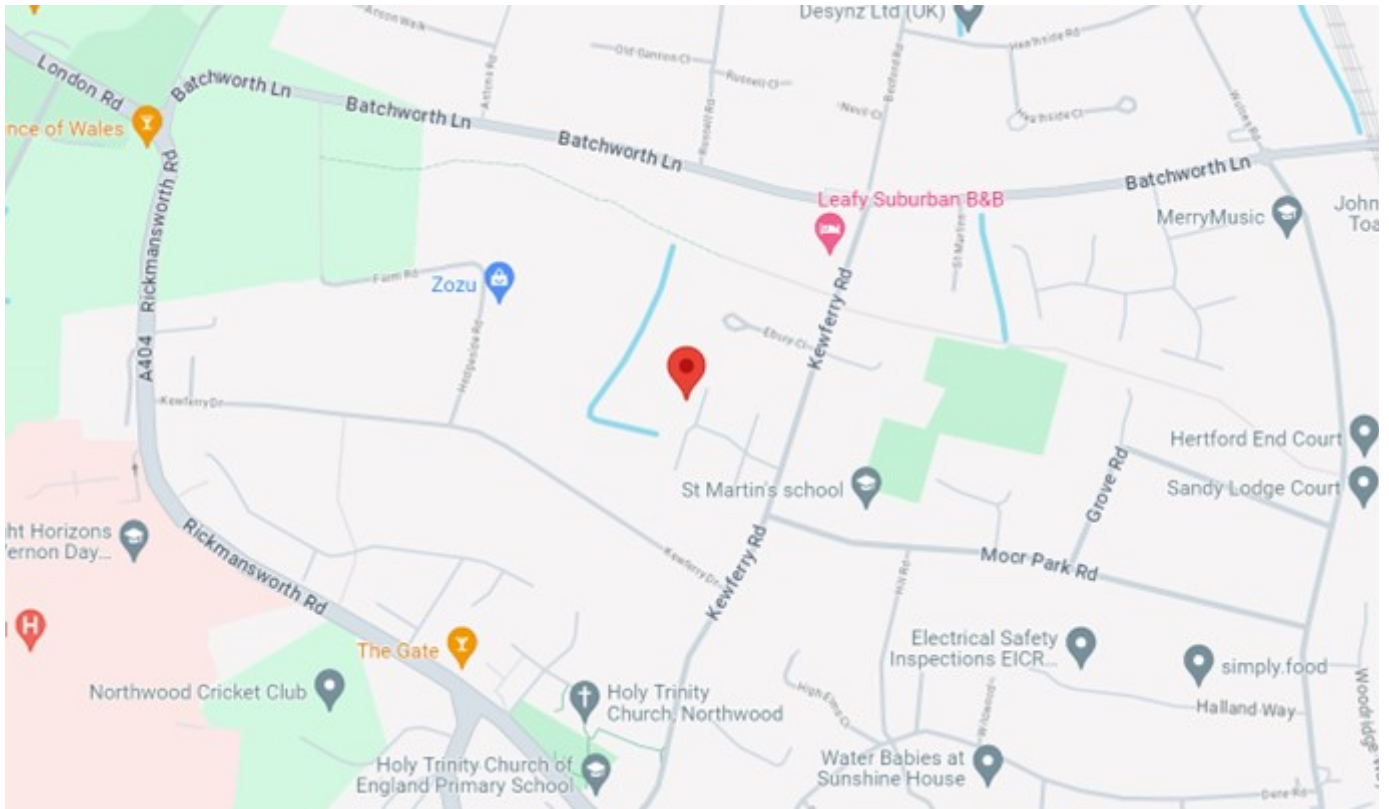
London Borough of Hillingdon - Band E - £2,278.09

### **LOCAL SCHOOLS**

St Martin's School - 0.12 Miles  
Holy Trinity C of E Primary School - 0.25 Miles  
Frithwood Primary School - 0.87 Miles  
Northwood School (Ofsted Outstanding) - 1.62 Miles

### **LOCAL TRANSPORT**

Northwood Station (Metropolitan Line) - 0.8 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	78
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

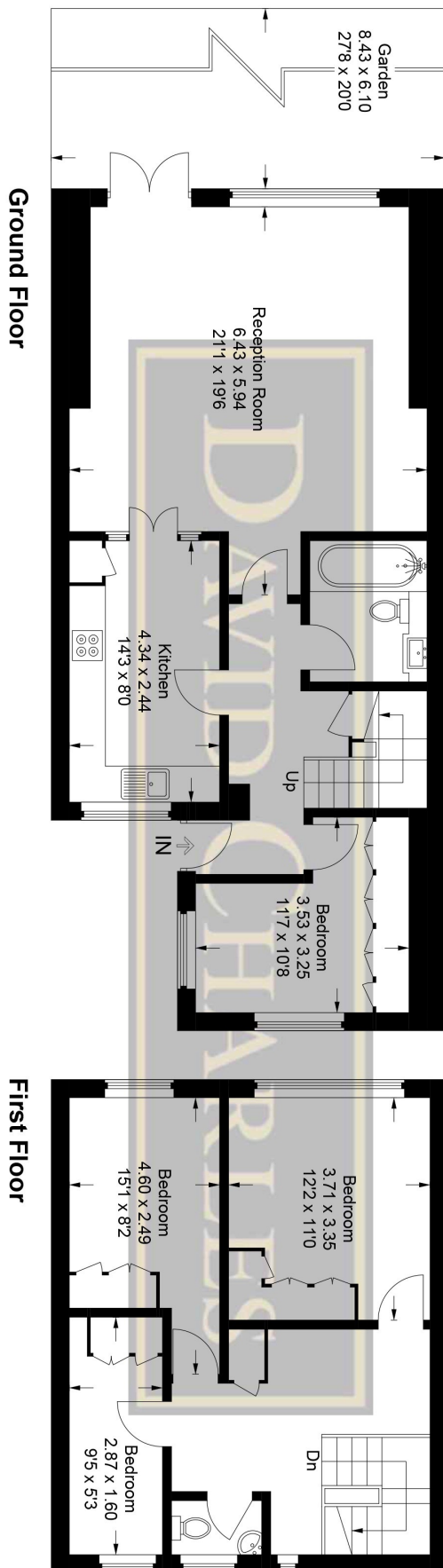
## Langton Grove

Approximate Gross Internal Area

Ground Floor = 72.7 sq m / 782 sq ft

First Floor = 45.6 sq m / 491 sq ft

Total = 118.3 sq m / 1,273 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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***For appointments to view please call David Charles 020 8866 0222***

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*