

# Lichfield Road

Northwood • Middlesex • HA6 1LZ

Guide Price: £675,000



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This charming three-bedroom semi-detached home offers a fantastic opportunity to modernise and create a space tailored to your lifestyle. Set in a popular, family-friendly neighbourhood, it features a spacious layout with two reception rooms, a separate kitchen, and three well-proportioned bedrooms. The property boasts classic Tudor-style frontage, off-street parking, and a generous rear garden with potential to extend (STPP). Ideally located moments from Northwood Hills High Street, the Metropolitan Line station, and excellent local schools, it's a perfect choice for growing families.

Chain free

Semi detached home

Three bedrooms

Living room & dining room

Kitchen

Downstairs WC

Family bathroom

Garden

Off street parking

Garage

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







### Property

This delightful three bedroom semi detached home offers an excellent opportunity to create a property tailored to your tastes and lifestyle. Located in a sought after, family friendly area, the house features a spacious and adaptable layout across two floors, ideal for modern family living. The ground floor welcomes you with a wide hallway leading to two bright reception rooms and a separate kitchen, all offering scope for renovation and reconfiguration. The ground floor is complete with a WC. Upstairs, there are three generously sized bedrooms and a family bathroom, making it a comfortable and practical space for a growing family. While the property would benefit from updating, it presents a fantastic blank canvas with great potential. Set close to well regarded schools, green spaces, and excellent transport links, this is a wonderful opportunity to create your forever home in a desirable location.

### Outside

This attractive three bedroom semi detached home boasts classic Tudor style frontage with charming character and kerb appeal. A paved driveway provides off street parking, complemented by a neat lawn and mature shrubs that frame the entrance beautifully. To the rear, a generous garden features a spacious patio and an expansive lawn ideal for families, entertaining, or future extension potential (STPP). Complete with a detached garage and mature trees offering privacy, the outside space is as versatile as it is inviting.

### Location

Lichfield Road enjoys a convenient location just moments from Northwood Hills High Street, which offers a variety of cafés, restaurants, and shopping facilities. The Metropolitan Line station is situated on the high street, providing direct links to London, Watford, and Harrow-on-the-Hill. Families will appreciate the close proximity to Haydon School, offering both secondary and sixth form education, while Coteford and Harlyn Primary Schools are also within easy walking distance.





### Schools:

Haydon School 0.3 miles  
Northwood School 0.3 miles  
Harlyn Primary School



### Train:

Northwood Hills Station 0.2 miles  
Northwood Station 1.1 miles  
Pinner Station 1.2 miles



### Car:

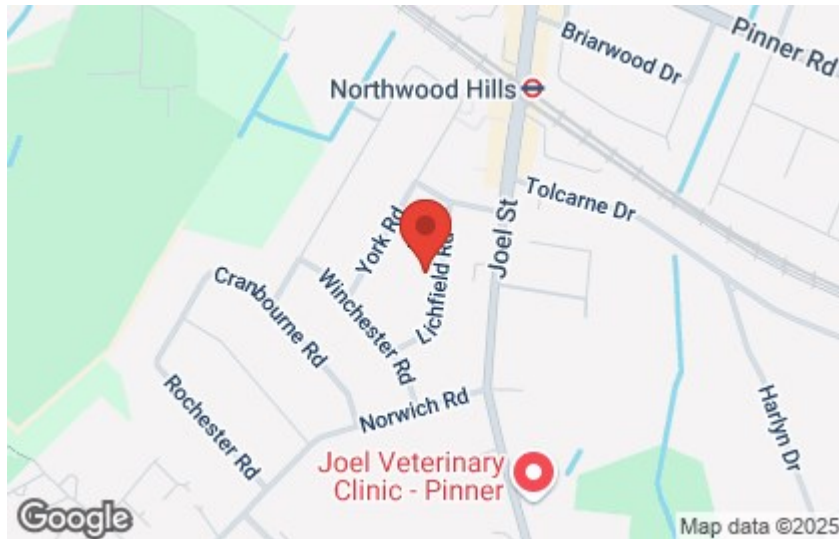
M4, A40, M25, M40



### Council Tax Band:

E

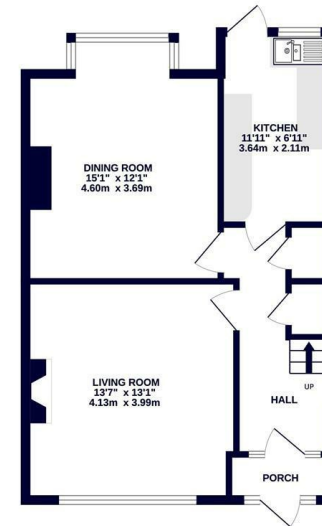
(Distances are straight line measurements from centre of postcode)



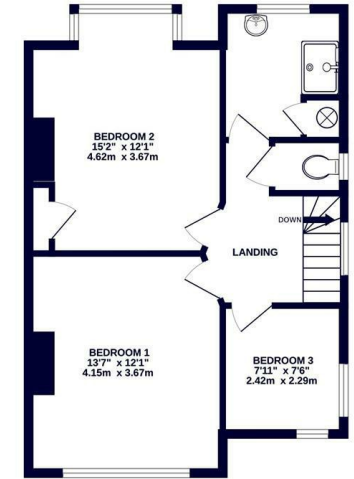
OUTBUILDING  
138 sq ft (12.8 sq.m.) approx.



GROUND FLOOR  
525 sq ft (48.7 sq.m.) approx.



1ST FLOOR  
521 sq ft (48.4 sq.m.) approx.



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TOTAL FLOOR AREA: 1184 sq ft (110.0 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 mis-statement. 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			
Energy efficient - lower running costs	Current	Target	Reason
Very energy efficient - A			
Energy efficient - B			
Decent - C			
Below average - D			
Below average - E			
Below average - F			
Not energy efficient - G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.