



## THREE BEDROOM SEMI-DETACHED FAMILY HOME

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Northwood Way, Northwood, Middlesex, HA6 1RB

**ROBSONS**

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- THREE BEDROOMS • POTENTIAL TO EXTEND STPP • DETACHED GARAGE • LARGE DRIVEWAY
- MAIN BEDROOM WITH LARGE BAY WINDOW
- FITTED WARDROBES IN SECOND BEDROOM
- SPACIOUS GARDEN •

## Description

This fantastic three bedroom semi-detached property is offered to the market with the benefit of the potential to extend subject to planning permission and consents. The property is located upon the highly sought after Northwood Way, a moment's walk from Northwood Hills station and shops.

The property comprises a large front reception room, dining room with doors leading to a flat rear garden, a well appointed kitchen and utility room. To the first floor there is a large principal bedroom with a large bay window, two further bedrooms offering versatile accommodation and a family bathroom. Other benefits include a large driveway suitable for several vehicles, a detached garage and a guest w/c to the ground floor.





### **Location**

Situated in one of the area's most sought after roads, the property is conveniently located just a short walk from Northwood Hills and is perfectly positioned for highly regarded local schools including Hayden and Northwood School (now an academy) and Coteford Infant & Primary Schools. Northwood Hills has an array of shopping facilities, restaurants and transport facilities including the Metropolitan Line station with access to Baker Street and The City. The local area is also well served with leisure facilities including golf, tennis and football clubs. The M1, M40 and M25 motorways are also easily accessible.

NB this property is situated within the proximity of the ULEZ, if your vehicle does not comply charges may apply.

### **Additional Information**

Tenure: Freehold

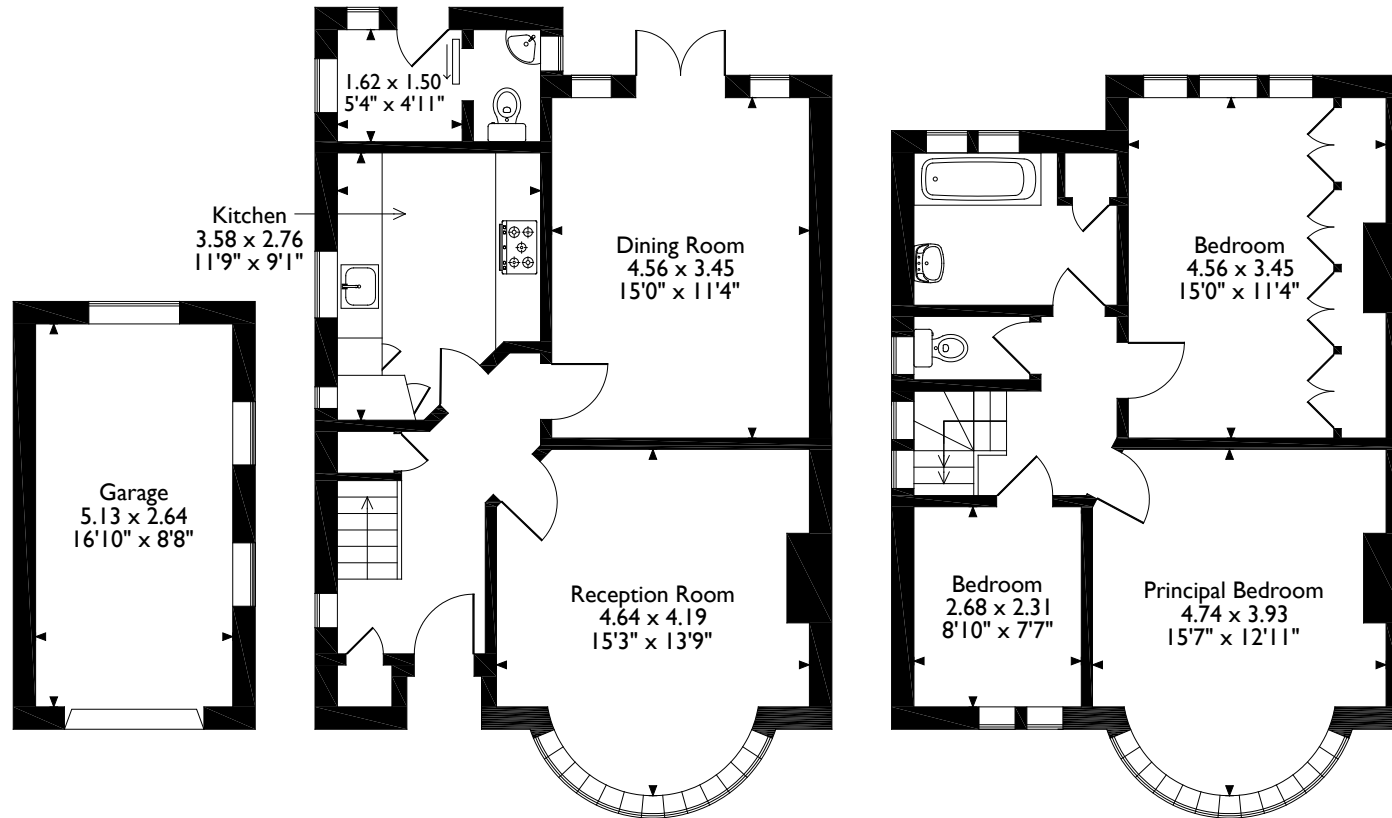
Local Authority: London Borough of Hillingdon

Council Tax: Band F

Energy Efficiency Rating: Band D



Northwood Way, Northwood  
 Approximate Gross Internal Area  
 Main House = 103 Sq M/1109 Sq Ft  
 Garage = 14 Sq M/151 Sq Ft  
 Outbuilding = 4 Sq M/43 Sq Ft  
 Total = 121 Sq M/1303 Sq Ft



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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