



SEMI-DETACHED FOUR BEDROOM FAMILY HOME

Rofant Road, Northwood, Middlesex, HA6 3BE

ROBSONS

SEMI-DETACHED FAMILY HOME

SEMI-DETACHED • FOUR BEDROOMS • TWO BATHROOMS • OPEN-PLAN KITCHEN/DINING ROOM • DRIVEWAY PARKING • GARAGE • SPACIOUS REAR GARDEN • UTILITY ROOM • POTENTIAL TO EXTEND STPP •

Situated on a popular residential road moments from the centre of Northwood is this four bedroom, two bathroom semi-detached family home presented in immaculate condition throughout.

The property has been sympathetically remodelled and refurbished by the current owners to a high specification and presents spacious and well-balanced accommodation set over two floors, but still provides significant potential to extend subject to the usual planning consents and permissions. The property is currently comprised of a formal reception room with a feature fireplace, guest w/c, open-plan kitchen/dining room and utility room, and to the first floor four bedrooms and two bathrooms.

Externally, the property provides off street parking for multiple vehicles, access to a garage store and there is an electric car charging point. To the rear is a well-kept garden with a large patio ideal for outdoor entertaining, as well as two store units. A burglar alarm is also fitted. Internal viewing is essential to appreciate the quality of this home.





Location

Northwood provides a range of shopping facilities including Waitrose supermarket, a variety of restaurants and other amenities with the Metropolitan Line station providing access to Baker Street and the City. There is a plethora of state and private schooling together with a wide choice of recreational facilities, which include golf courses and fitness centres. The M1, M40 and M25 motorways are also 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 G

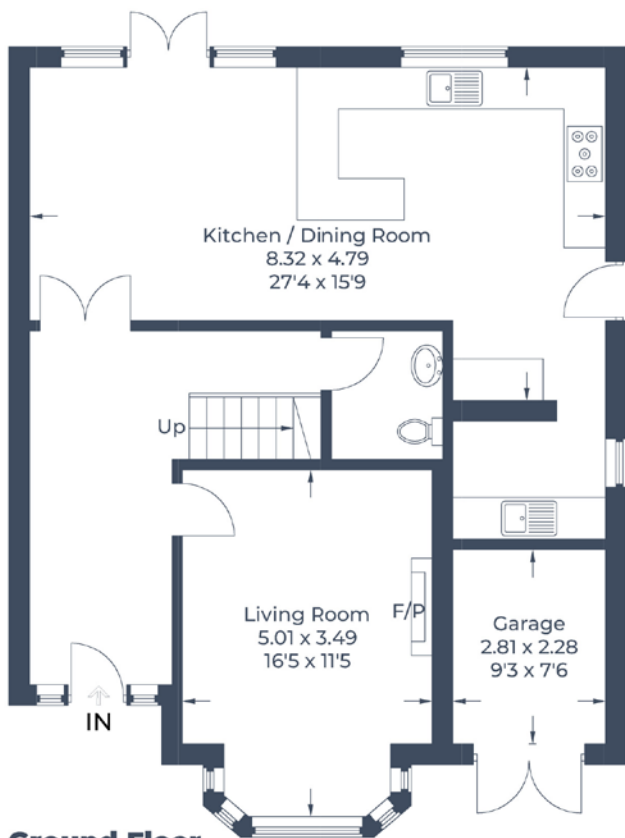
Energy Efficiency Rating: Band E



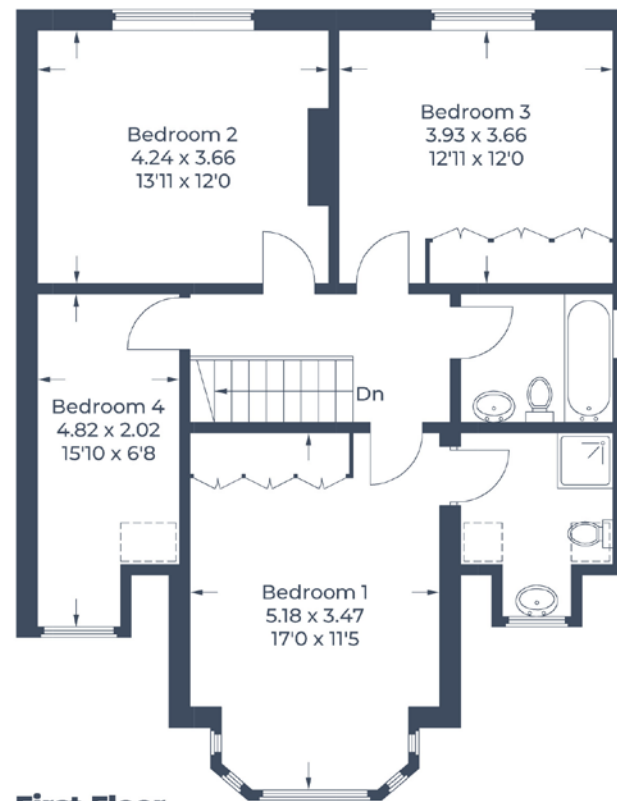
Approximate Gross Internal Area
 Ground Floor = 74.5 sq m / 802 sq ft
 First Floor = 76.2 sq m / 820 sq ft
 Garage = 6.4 sq m / 69 sq ft
 Total = 157.1 sq m / 1,691 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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