



## A THREE BEDROOM HOME IN A CONVENIENT LOCATION

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Rochester Road, Northwood Hills, Middlesex HA6 1NH

**ROBSONS**



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**THROUGH LOUNGE/DINING ROOM • KITCHEN • CONSERVATORY • CLOAKROOM/ DOWNSTAIRS SHOWER ROOM • THREE BEDROOMS • FAMILY BATHROOM • REAR GARDEN WITH HOME OFFICE • DRIVEWAY WITH OFF STREET PARKING •**

### Description

Robsons are pleased to present to the market this three bedroom semi-detached family home within walking distance of Haydon School and local amenities. To the ground floor is a through lounge/dining room which is semi open plan to the kitchen, with doors to the conservatory which has access to the rear garden. The kitchen is fitted with a range of modern units providing ample storage space with integrated appliances. The property also benefits from a ground floor cloak/shower room. To the first floor are three bedrooms, all of which have fitted wardrobes and a fully tiled, modern family bathroom. The property benefits from a fully boarded loft and has potential to extend subject to planning permission and consent. To the rear of the property is a mainly lawned garden with a timber built home office with power and light. To the front of the property is a block paved driveway providing ample off street parking for 3-4 cars.







### Location

The property is situated in one of the area's most sought after roads, Rochester Road and is located a short walk from Northwood Hills. The area is known for its highly regarded local schools including Haydon and Northwood School (now an academy) as well as 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 are within walking distance. The M1, M40 and M25 motorways are also easily accessible

### Additional Information

Tenure: Freehold

Council: London Borough of Hillingdon

Council Tax Band: E

Energy Efficiency Rating Band: D



Rochester Road, Northwood, Middlesex  
 Approximate Gross Internal Area  
 Main House = 95 Sq M/1022 Sq Ft  
 Outbuilding = 15 Sq M/161 Sq Ft  
 Total = 110 Sq M/1183 Sq Ft



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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