



**AN IMPRESSIVE BRAND-NEW FOUR BEDROOM SEMI-DETACHED FAMILY HOME**

27A The Avenue, Northwood, Middlesex, HA6 2NJ

**ROBSONS**



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**SEMI-DETACHED • FOUR BEDROOMS • FOUR BATHROOMS • SPACIOUS OPEN-PLAN KITCHEN/LIVING AREA • SOUTH-FACING REAR GARDEN • OFF-STREET PARKING & EV CHARGING POINT • SHORT WALK TO DAVID LLOYD HEALTH CLUB, NORTHWOOD TOWN AND STATION • UNDERFLOOR HEATING • AIR CONDITIONING • HIGH SPECIFICATION**

### Description

25B The Avenue is one of four brand-new luxury homes built to exceptionally high standards and specifications throughout.

The properties consist of four bedrooms and three bathrooms, boasting over 2,000 sqft of meticulously well-planned and executed accommodation set over three floors. Set back from the road, each property benefits from off-street parking as well as electric charging points. The properties benefit from large, private south-facing rear gardens mainly laid to lawn with mature bedding plants and hedging. Properties have the further advantage of underfloor heating, air-conditioning, CCTV, air source heat pump and feature lighting.















Separate specification list on request as there are many bespoke features of these properties.

### 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: tbc

Energy Efficiency Rating: B

For additional information, please refer to [www.robsonsworld.com](http://www.robsonsworld.com) or call us on: 01923 835355.





Approximate Gross Internal Area  
 Ground Floor = 80.6 sq m / 867 sq ft  
 First Floor = 67.2 sq m / 723 sq ft  
 Second Floor = 53.0 sq m / 570 sq ft  
 Total = 200.8 sq m / 2,160 sq ft (Including Eaves)



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

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