



**AN EXTENDED & WELL PRESENTED FOUR BEDROOM SEMI DETACHED FAMILY HOME**

Norwich Road, Northwood Hills, Northwood, HA6 1NB

**ROBSONS**



Norwich Road, Northwood Hills, Northwood, HA6 1NB

**RECEPTION ROOM • DINING ROOM •  
KITCHEN • UTILITY ROOM • SNUG & GYM •  
GUEST WC • FOUR BEDROOMS • MODERN  
FAMILY BATHROOM • ATTRACTIVE REAR  
GARDEN WITH SUMMER HOUSE • OFF-STREET  
PARKING**

### Description

Situated on the highly sought-after Norwich Way, this superb semi-detached residence offers contemporary family living just moments from Northwood Hills' vibrant high street and Metropolitan Line station.

The ground floor welcomes you with a bright and spacious reception room featuring a large bay window that floods the space with natural light. This flows seamlessly into a stylish dining area complete with modern fitted storage, creating an ideal setting for both relaxing and entertaining. The rear aspect kitchen is fitted with sleek, modern units and integrated appliances, with a French door opening onto the rear garden. A separate utility room provides additional practicality, with direct access to a snug, gym area and a useful store room.







On the first floor, there are two well-proportioned double bedrooms and a generous single bedroom, all benefiting from fitted wardrobes, alongside a contemporary, fully tiled family bathroom with vanity storage. The second floor hosts a further spacious double bedroom, also complete with fitted wardrobes.

Externally, the property enjoys an attractive rear garden featuring low-maintenance astro turf, mature shrubs, flower borders, a patio area perfect for outdoor dining, and a charming summer house. To the front, a private driveway offers off-street parking.

### 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: E

Energy Efficiency Rating: C

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





Approximate Gross Internal Area  
Ground Floor = 76.3 sq m / 821 sq ft  
(Including Garage)

First Floor = 44.8 sq m / 482 sq ft

Second Floor = 16.9 sq m / 182 sq ft

Total = 138.0 sq m / 1,485 sq ft


 = Reduced headroom below 1.5m / 5'0



Illustration for identification purposes only,  
measurements are approximate, not to scale.  
© CJ Property Marketing Produced for Robsons

# ROBSONS

7 Clive Parade, Northwood, HA6 2QF

Tel: 01923 835355 Email: northwood@robsonswb.com

[www.robsonswb.com](http://www.robsonswb.com)

SCAN TO VISIT



OUR WEBSITE

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.