



A unique and substantial four bedroom detached family home  
Woodside Walk, Northwood, Middlesex HA6 3ET

**ROBSONS**

**Asking Price: £3,500 pcm**

## **A unique and substantial four bedroom detached family home**

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• BRIGHT ENTRANCE HALL • THREE RECEPTION ROOMS • STUDY • KITCHEN/BREAKFAST ROOM • FOUR BEDROOMS • DRESSING ROOM • TWO BATHROOMS • DOWNSTAIRS GUEST CLOAKROOM • GARAGE & DRIVEWAY • LARGE REAR GARDEN • UNFURNISHED

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### **Description**

A unique and substantial four bedroom detached family home positioned on one of Northwood's most sought after gated private roads. The ground floor comprises of entrance hall, study, living room, sitting room, dining room, guest cloakroom and kitchen/breakfast room. To the first floor there are four bedrooms and two bathrooms. To the second floor there is a large loft space with eaves cupboard/storage. The property is offered unfurnished with a large garden to the rear and off street parking with garage accessed via the large driveway. **\*\*Please note the appearance of the property may vary from the photographs shown\*\***

**\*\* An advance reservation payment of one weeks rent is required to secure the property \*\***

### **Location**

Northwood has long been regarded as one of the most desirable neighbourhoods within the M25 and has retained a charming ambience providing a range of shopping facilities, a Waitrose supermarket, multi-cultural restaurants, Coffee House, Boutique shops and the Metropolitan Line Train Station providing access to Baker Street and the city beyond. The area has a range of both private and state schools including: St Helen's and Northwood College for girls, St Martin's, St John's and Merchant Taylors' for boys. Places of worship and recreational facilities are also well catered for in the surrounding area. Major motorway links to M25 and M1 are nearby.





### Additional Information

- Local Authority: Three Rivers District Council
- Council Tax Band: H
- Deposit Amount: £4,038.00
- Reservation Payment: One weeks rent
- Energy Efficiency Rating: Band E
- Available Date: 19/07/2024

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>		77	(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>	49		(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC			<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC

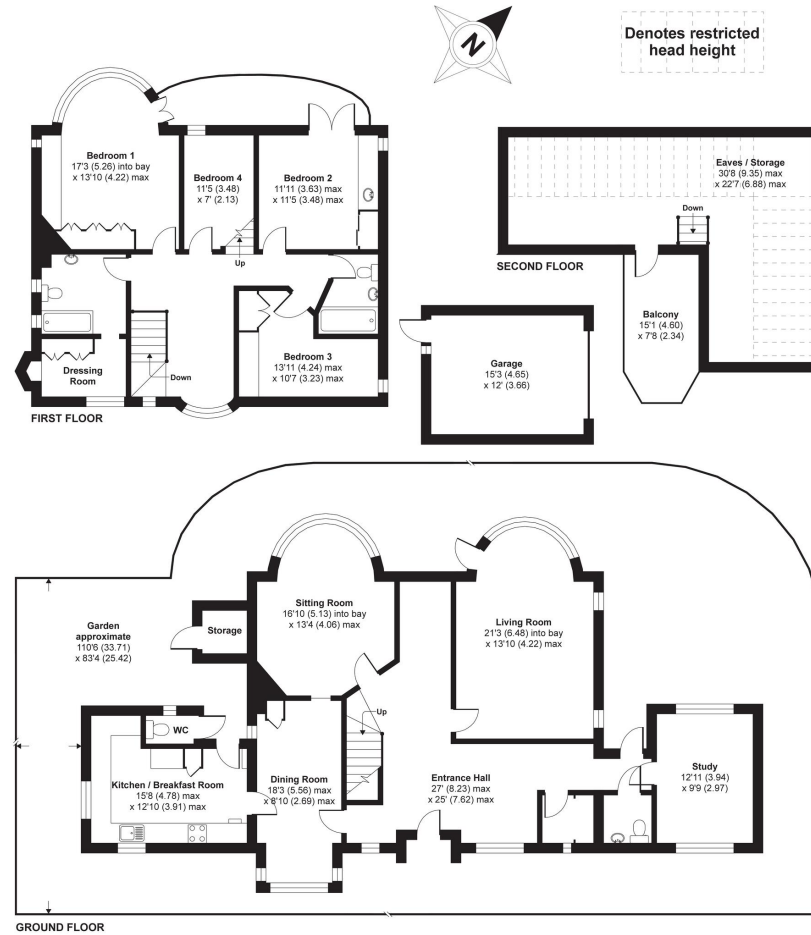
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



# Woodside Walk, Northwood, HA6

APPROX. GROSS INTERNAL FLOOR AREA 2636 SQ FT 244.8 SQ METRES  
(EXCLUDES RESTRICTED HEAD HEIGHT, WC, EXTERNAL STORAGE & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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