



A three bedroom semi detached house in a cul de sac location  
Woodhouse Eaves, Northwood, Middlesex HA6 3NF

**ROBSONS**

**Asking Price: £2,450 pcm**

## **A three bedroom semi detached house in a cul de sac location**

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• ENTRANCE HALL • MODERN FITTED KITCHEN • SPACIOUS LIVING ROOM • DINING ROOM • DOWNSTAIRS W/C • THREE BEDROOMS • MODERN FAMILY BATHROOM • GARDEN • OFF STREET PARKING • UNFURNISHED

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### **Description**

A three bedroom semi detached house finished to a high standard with new bathrooms and kitchen. The property comprises of entrance hallway, guest cloakroom, living room, dining room & kitchen. To the first floor there are three bedrooms and a family bathroom. The property further benefits a private rear garden and off street parking.

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

### **Location**

Woodhouse Eaves is a cul-de-sac located within close proximity to Northwood Town Centre with its shops, restaurants, Waitrose supermarket and Metropolitan Line station with 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.





**Additional Information**

- Local Authority: Three Rivers
- Council Tax Band: F
- Deposit Amount: £2,826.00
- Reservation Payment: One weeks rent
- Energy Efficiency Rating: Band D
- Available Date: 02/12/2024

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>		73	(69-80) <b>C</b>
(55-68) <b>D</b>	59		(55-68) <b>D</b>
(39-54) <b>E</b>			(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 &amp; Wales</b>		EU Directive 2002/91/EC	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

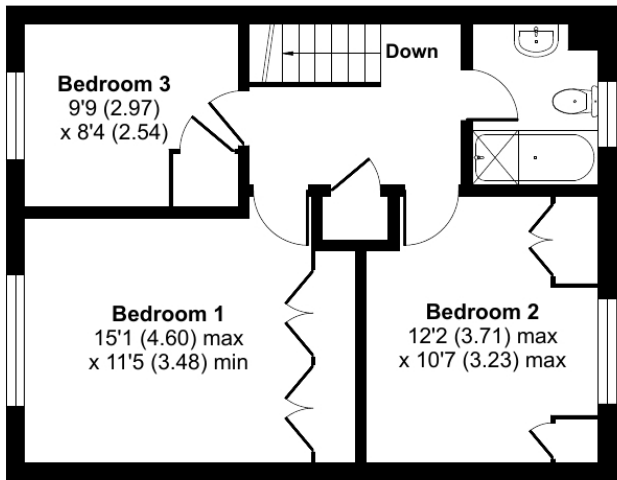
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.

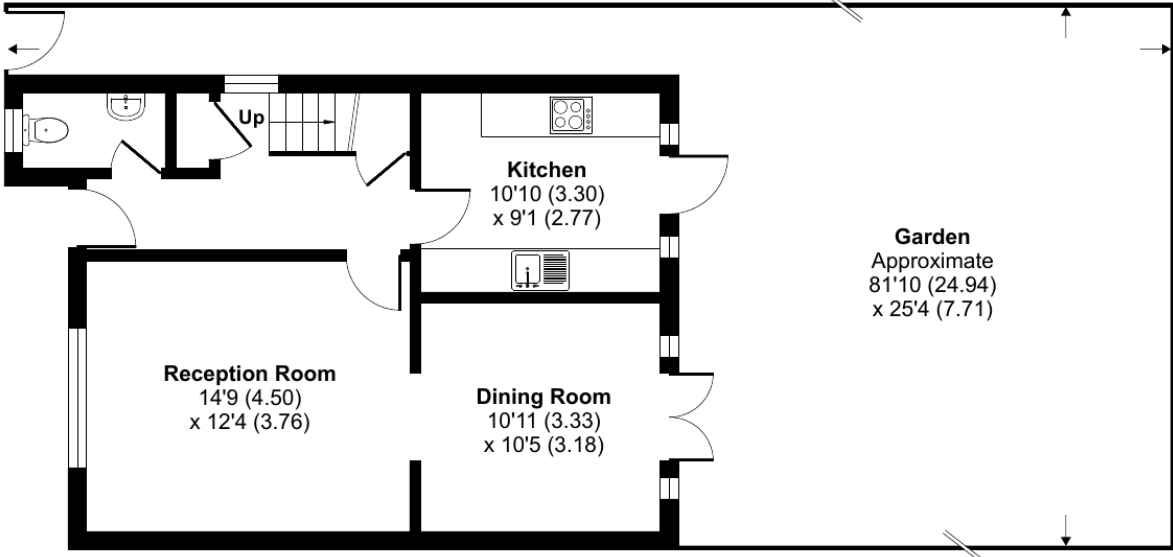


Approximate Area = 1056 sq ft / 98.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Robsons. REF: 961034



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