



ESTATE AGENTS

... the key to a successful move



Leaf Close, Northwood, Middlesex, HA6 2YY

**Offers in the
region of
£315,000**

* Split Level Apartment

* Three bedrooms

* Living room with access to own terrace

* Low maintenance costs

* 0.4 miles to Northwood Underground Station

w: www.keysestateagents.co.uk

Leaf Close, Northwood, Middlesex, HA6 2YY

ACCOMMODATION

DESCRIPTION

Leaf Close is ideally situated in a quiet and peaceful residential cul-de-sac close to the vast array of shops and transport facilities of Northwood town centre. The Metropolitan Underground station provides fast commuter links to central London and the nearby M1 & M25 provides easy access to Heathrow Airport and the national motorway network. The accommodation comprises: Lower ground floor reception room and bedroom three, ground floor breakfast kitchen and to the first floor bedroom one and two, bathroom and separate w.c. To the front of the property there is residential parking and communal gardens, Private terrace off the lower ground floor reception room.

LOWER GROUND FLOOR



RECEPTION ROOM 16'10 x 14'10 (5.13m x 4.52m)

Coving to the ceiling, recessed lighting, laminate wood effect flooring, patio doors leading to terrace, stairs to ground floor kitchen



BEDROOM THREE 11'0 x 6'5 (3.35m x 1.96m)

Ceiling light point, radiator, double glazed window



GROUND FLOOR



BREAKFAST KITCHEN 13'4 x 10'1 (4.06m x 3.07m)

Fitted with a range of wall and base units with co-ordinating worktops, built in eye level electric oven, gas hob and extractor, spaces for appliances. Ceiling light points, coving to the ceiling, radiator, ceramic tiled flooring, part wall tiled, double glazed window



FIRST FLOOR

Leaf Close, Northwood, Middlesex, HA6 2YY

BEDROOM ONE 12'0 x 8'0 (3.66m x 2.44m)

Coving to the ceiling, radiator, ceiling light point, double glazed window



SEP W.C.

Two piece white suite comprises: Low level w.c., wash hand basin set in vanity unit. Ceiling light point, part wall tiled,



BEDROOM TWO 12'0 x 5'7 (3.66m x 1.70m)

Coving to the ceiling, radiator, ceiling light point, double glazed window



OUTSIDE

Private paved terrace situated off the reception room, communal garden area.



BATHROOM

Fitted panelled bath with over bath shower, wash hand basin set in vanity unit. Ceiling light point, heated towel rail, fully wall tiled.



GENERAL INFORMATION

Viewings - Strictly by appointment with the selling agents Keys Estate Agents - call 01782 268422

Services

We believe all are available.

Tenure

Leasehold

Offer Procedure

All offers should be made directly to Keys Estate Agents and should be made before contacting the bank, building society or solicitor as any delay may result in a sale being agreed to another party and survey/legal fees being unnecessarily incurred.

In compliance with the Estate Agents Order 1991 we are obliged to check into a purchaser's financial situation to qualify an offer and financial arrangements. If you are making a cash offer which is not subject to the sale of a property written confirmation of the

Leaf Close, Northwood, Middlesex, HA6 2YY


availability of funds will be required to qualify your offer.

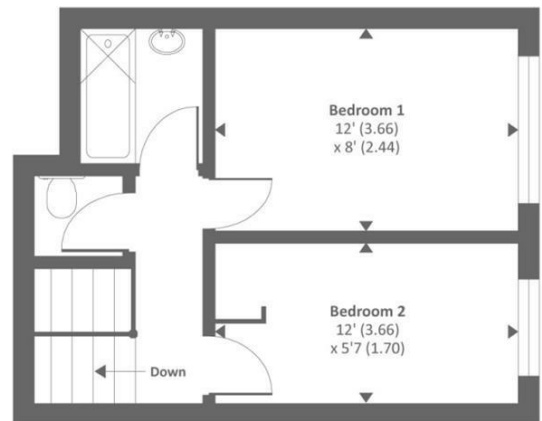
The agent has not tested any of the equipment, fixtures, fittings or services and so can not verify that they are in working order or fit for their purpose. Legal documents have not been checked by the agents to verify tenure of the property.

Subject to contract. Vacant possession on completion

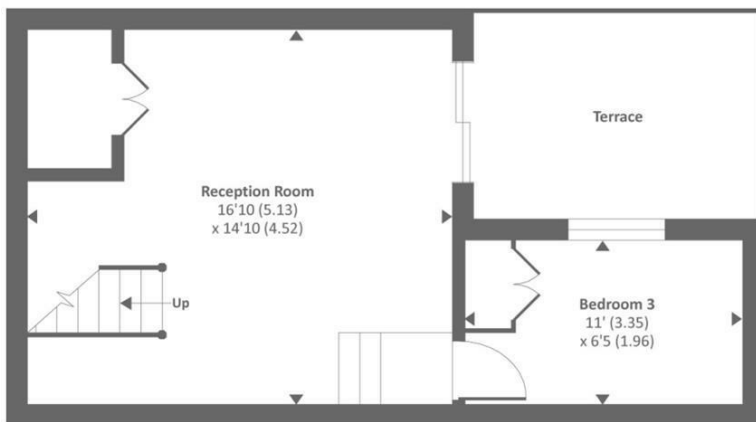


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



First floor



Lower Ground floor



Ground floor

Approx. gross internal floor area 808 SQFT / 75 SQM
 Approx. gross external floor area 1002 SQFT / 93 SQM
 Copyright nichecom.co.uk 2018 Produced for Chancellors REF : 302884

Keys Independent Estate Agents Ltd for themselves and for the vendors of this property whose agents they are given notice that (i) the particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Keys Independent Estate Agents Ltd has any authority to make or give any representation or warranty whatsoever in relation to this property. Keys Estate Agents is the Marketing name of Keys Independent Estate Agents. Registered in England, Reg no.4554970 Directors: Danny Mayer, James Havill.

YOU HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT
 Written quotations of credit terms available on request. A life assurance policy may be required