



## A 3 BEDROOM BUNGALOW OFFERING POTENTIAL TO EXTEND

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The Roughs, Northwood, Middlesex HA6 3DE

**ROBSONS**

# A THREE BEDROOM BUNGALOW OFFERING SCOPE TO EXTEND

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**RECEPTION ROOM • KITCHEN • BATHROOM • PRINCIPAL BEDROOM WITH ENSUITE SHOWER ROOM • TWO FURTHER BEDROOMS • REAR GARDEN • GARAGE • DRIVEWAY WITH OFF STREET PARKING • NO CHAIN • PLANNING PERMISSION GRANTED**

## Description

A rare opportunity to acquire this three bedroom, two bathroom detached bungalow, occupying a generous plot in the heart of the Eastbury Farm estate. The accommodation comprises an entrance hall, leading through to a generous reception room, fitted kitchen, a principal bedroom with ensuite shower room, two further bedrooms and a family bathroom. The rear garden extends to approximately 100 ft in length and is mostly laid to lawn with some attractive mature trees. To the front is ample off street parking and access to a garage. Internally, the property could benefit from some modernisation, plus there is huge potential for further extension. Planning permission granted for demolition of the bungalow and to rebuild a two-story bungalow ref: 23/0511/FUL.





## Description

These plans can be viewed on the Three Rivers District website under reference 22/2198/FUL.

## Location

The property is equidistant from both Northwood and Moor Park, with their boutique shops, coffee houses, restaurants and Waitrose Super Market. The Metropolitan Line train stations at both town centres provide a frequent service to Baker Street, The City and beyond. The area is also well served for good quality schools for all ages. Recreational facilities caters for those enjoying a sporting life, with four major golf courses, cricket and football clubs and two fitness centres. The property has been recently extended and refurbished by the present owners and internal insection is highly recommended.

## Additional Information

Tenure: Freehold

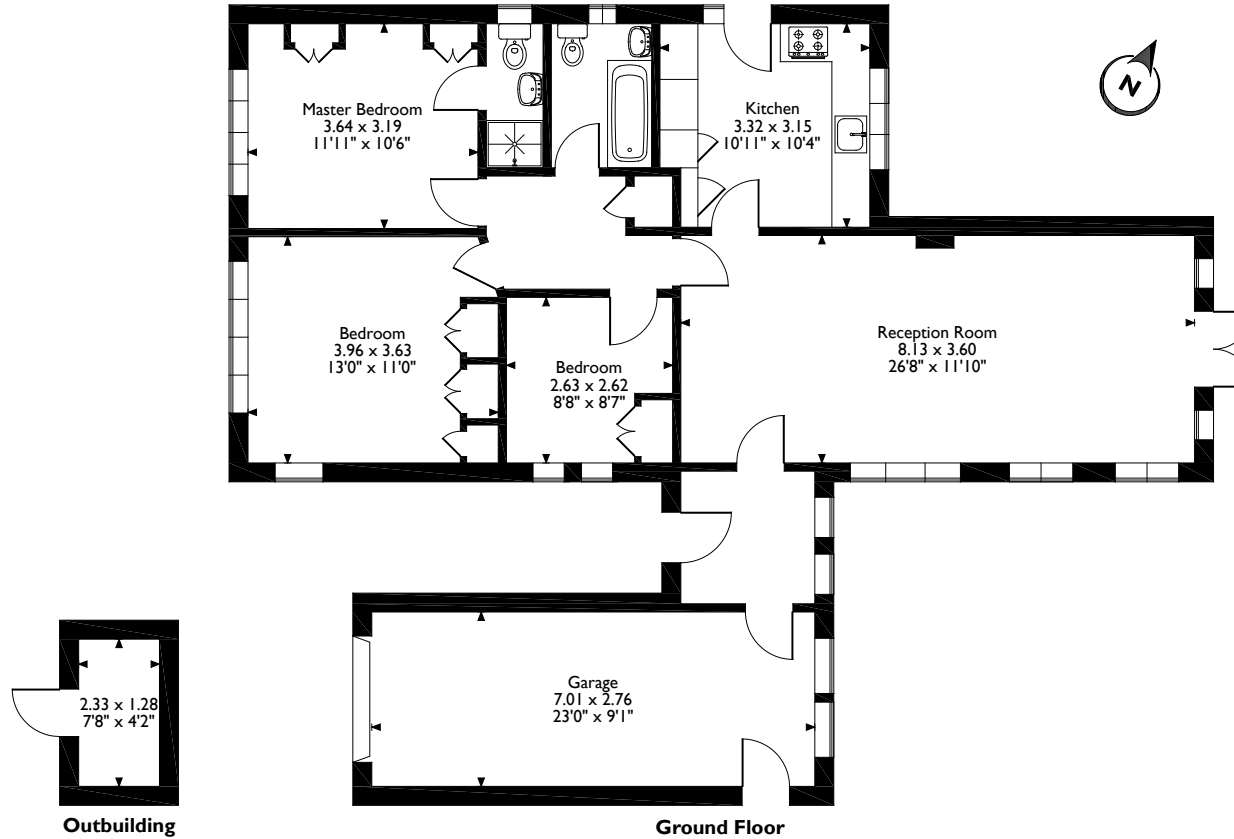
Council: Three Rivers District Council

Council Tax Band: F

Energy Efficiency Rating Band: D



The Roughs, Northwood  
Approximate Gross Internal Area  
Main House = 111 Sq M/1195 Sq Ft  
Outbuilding = 3 Sq M/32 Sq Ft  
Total = 114 Sq M/1227 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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