

# Cranbourne Road

Northwood • Middlesex • HA6 1JZ

Asking Price: £799,950



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This well-presented three-bedroom detached house is located on the popular Cranbourne Road and is offered to the market with potential to extend, subject to the usual planning permissions and consents.

The property provides spacious and flexible accommodation, along with a garage, a large flat rear garden, and off-street parking. It is conveniently situated approximately a seven-minute walk from Northwood Hills Metropolitan line station.

DETACHED

THREE BEDROOMS

TWO BATHROOM

DOWNSTAIRS WC

KITCHEN

DINING ROOM

GARAGE

SOUGHT AFTER LOCATION

OFF STREET PARKING

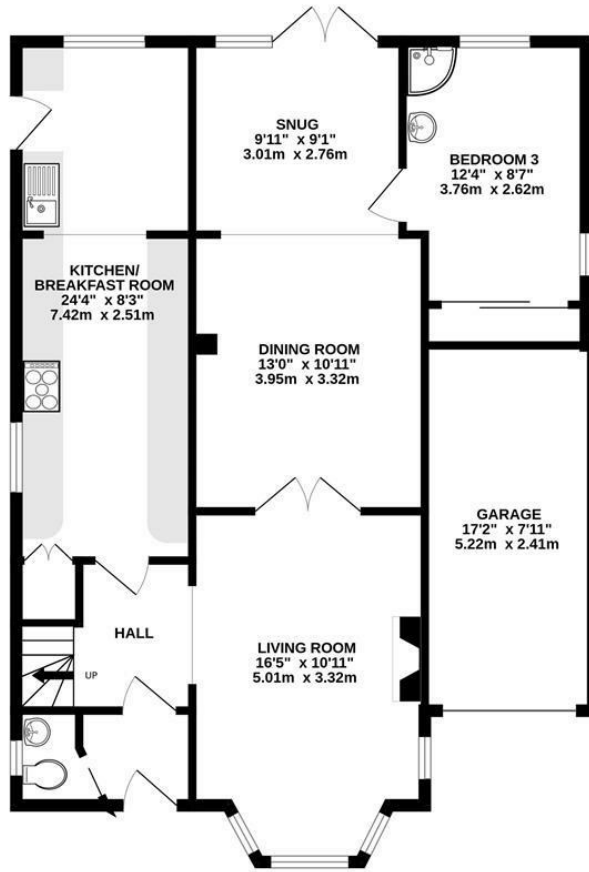
1369 SQ FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

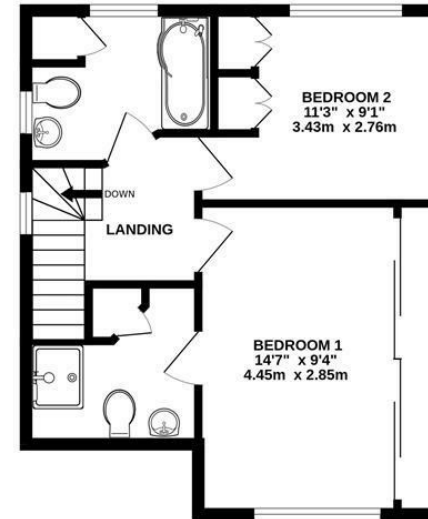




GROUND FLOOR  
939 sq.ft. (87.2 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1369 sq.ft. (127.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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126-128 High Street, Ruislip,  
Middlesex, HA4 8LL  
ruislipsales@coopersresidential.co.uk

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
Very good	A		
Good	B		
Reasonable	C		
Below average	D		
Less than average	E		
Not energy efficient - higher running costs	F		
Very poor	G		
England & Wales			
EU Directive 2002/91/EC			

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.