



**A FOUR BEDROOM SEMI-DETACHED HOUSE OVER THREE FLOORS IN A QUIET
RESIDENTIAL ROAD**

Lincoln Road, Northwood, HA6 1LD

ROBSONS

Lincoln Road, Northwood, HA6 1LD

**SEMI-DETACHED • FOUR BEDROOMS • TWO
RECEPTION ROOMS • MODERN KITCHEN •
FAMILY BATHROOM • GUEST W/C • PRIVATE
REAR GARDEN • OFF-STREET PARKING &
GARAGE • SHORT WALK TO STATION •
POTENTIAL TO EXTEND STPP**

Description

This semi-detached house which has been lovingly maintained by its current owners, offers spacious and versatile accommodation arranged over three floors, providing approximately 1,415 sqft. The property combines well-proportioned living spaces with four bedrooms, a beautifully maintained rear garden, garage with electric roller door and a driveway.

The ground floor provides a welcoming and practical layout, comprising a reception room to the front which leads through to the separate dining room and the well-appointed kitchen. The first floor features three bedrooms, a family bathroom and an additional w/c.

The second floor provides a further generously proportioned bedroom, and there are also useful eaves storage areas, providing additional storage.





To the rear is a lovely, well-maintained garden, offering a combination of a paved patio area and lawn, creating an ideal setting for outdoor dining, entertaining or simply enjoying the garden during the warmer months.

The property also benefits from a private driveway and garage/workshop, providing valuable off-road parking for several vehicles and additional storage. There is also the further potential to extend subject to the usual planning permissions and consents.

Location

The property is conveniently located in Northwood Hills and is perfectly positioned for highly regarded local senior schools including Haydon and Northwood (now an academy) as well as both Harlyn and Coteford infant and primary schools. Northwood Hills has an array of shopping facilities, restaurants and transport facilities including the Metropolitan Line station with access to Baker Street and The City. The local area is also well served with leisure facilities including golf, tennis and football clubs, while the surrounding area also offers excellent opportunities for walking and enjoying open spaces, including Ruislip Woods and Ruislip Lido. The M1, M40 and M25 motorways are also easily accessible. NB this property is situated within the proximity of the ULEZ, if your vehicle does not comply charges may apply.

Additional Information

Tenure: Freehold Local Authority: Hillingdon Council
Council Tax Band: D Energy Efficiency Rating: D

For additional information, please refer to www.robsonswb.com or call us on: 01923 835355.



Approximate Gross Internal Area
 Ground Floor = 42.4 sq m / 456 sq ft
 First Floor = 42.0 sq m / 452 sq ft
 Second Floor = 19.8 sq m / 213 sq ft
 (Excluding Eaves)
 Garage / Shed = 27.3 sq m / 294 sq ft
 Total = 131.5 sq m / 1,415 sq ft

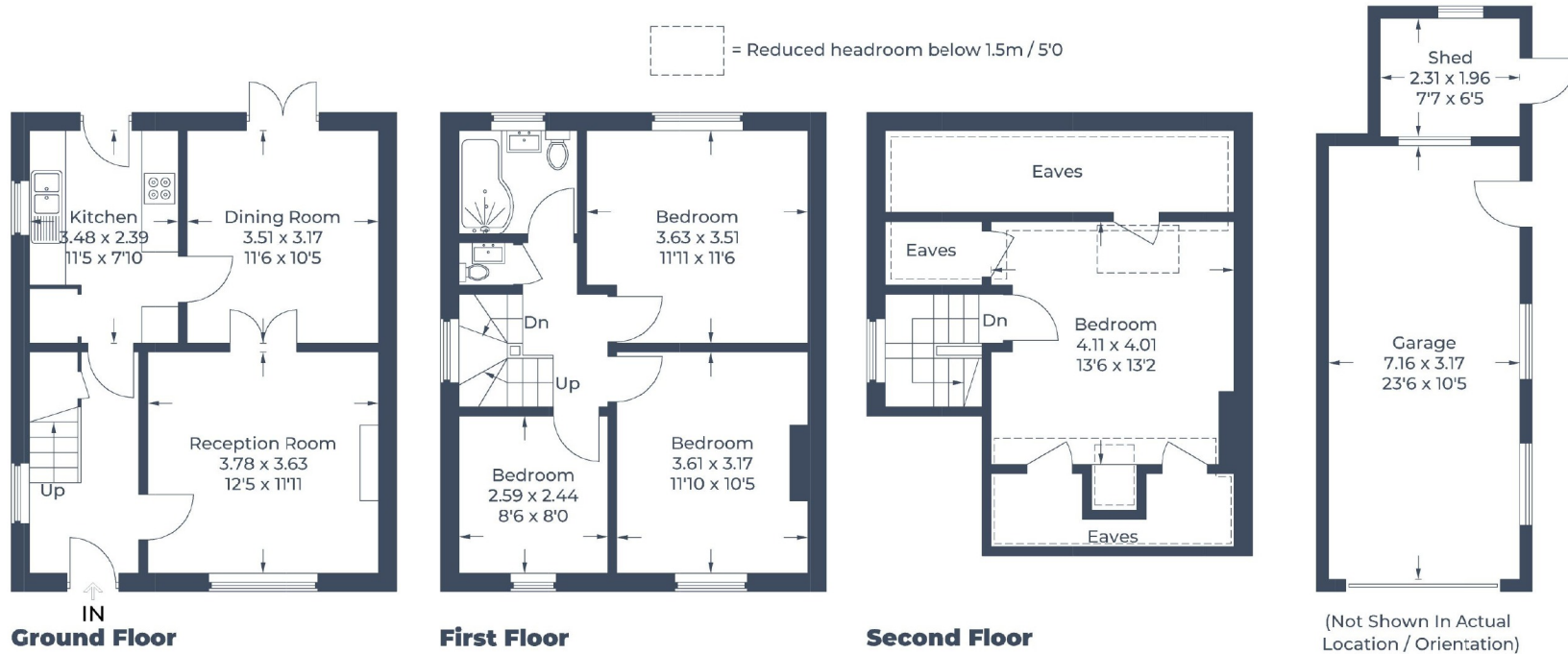


Illustration for identification purposes only,
 measurements are approximate, not to scale.
 © CJ Property Marketing Produced for Robsons

ROBSONS

7 Clive Parade, Northwood, HA6 2QF
 Tel: 01923 835355 Email: northwood@robsonswb.com
www.robsonswb.com

SCAN TO VISIT



OUR WEBSITE

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.