



A substantial five bedroom detached family home
Valency Drive, Northwood, Middlesex HA6 3BF



Asking Price: £4,895 pcm

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• A SUBSTANTIAL DETACHED FAMILY HOME • POSITIONED IN A LUXURY GATED DEVELOPMENT • SET OVER FOUR FLOORS • FIVE BEDROOMS • FOUR RECEPTION ROOMS • FOUR BATHROOMS • OPEN PLAN KITCHEN/DINING ROOM • LANDSCAPED REAR GARDEN • DRIVEWAY • DOUBLE GARAGE • UNFURNISHED

Description

A substantial detached family home set in the luxury gated development, Valency Drive. Presenting over 5000 sqft of accommodation set over four floors. The lower ground floor kitchen/dining and living area opens onto a terrace. To the ground floor there are 3 more formal rooms and a cloakroom. On the first floor there are 4 bedrooms with the master and second bedrooms enjoying the advantage of ensuite facilities, as does the second floor fifth bedroom. To the rear is a landscaped garden for outside entertaining and there is a double garage with a driveway for two cars to the front

Location

Valency Drive is situated in Northwood, near to open countryside and the prestigious Moor Park Golf Club. Northwood town centre, approximately one mile away, offers all the advantages of urban living with a diverse selection of shops and restaurants. There's easy access to the heart of the capital from Northwood tube station, with journey times to Baker Street of just over 30 minutes.





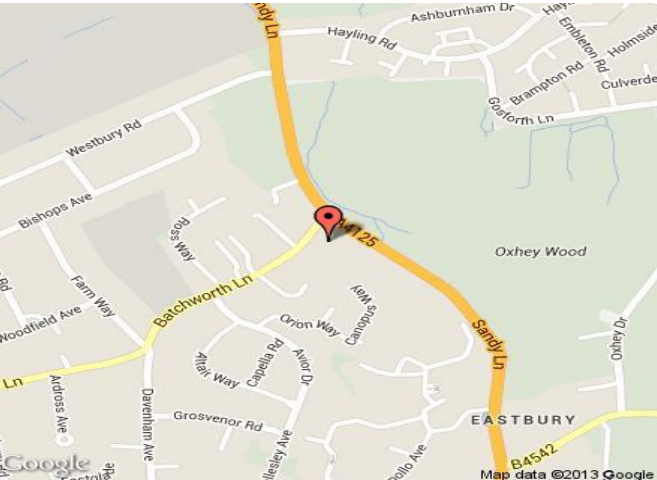
Additional Information

- Local Authority: Three Rivers District Council
- Council Tax: Band H
- Energy Efficiency Rating: Band B
- Available Date: 17/09/2019

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B	83	86	(81-91) B	83	86
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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 (CO₂) emissions. The higher the rating the less impact it has on the environment.



APPROX. GROSS INTERNAL FLOOR AREA 5039 SQ FT 468.1 SQ METRES (EXCLUDES VOID & INCLUDES GARAGE)



'For illustrative purposes only - not to scale. The position and size of doors, windows, appliances and other features are approximate only.'

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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