



A three bedroom house in a quiet cul-de-sac location  
Rising Hill Close, Northwood, Middlesex HA6 2PH

**ROBSONS**



**Asking Price: £1,850 pcm**

## **A three bedroom house in a quiet cul-de-sac location**

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• ENTRANCE HALL • RECEPTION ROOM • DINING ROOM • KITCHEN/BREAKFAST ROOM • CLOAKROOM • THREE BEDROOMS • FAMILY BATHROOM • REAR GARDEN • RESIDENTS CAR PARK • GARAGE • UNFURNISHED

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### **Description**

A delightful mid terrace three bedroom neo Georgian house positioned in a cul de sac within easy reach of Northwood town centre. Presented in excellent order with modern décor, low maintenance rear garden, garage and a residents car park.

### **Location**

Northwood provides a range of shopping facilities including Waitrose supermarket, a variety of restaurants and other amenities with the Metropolitan Line station providing access to Baker Street and the City. There is a plethora of state and private schooling together with a wide choice of recreational facilities, which include golf courses and fitness centres. The M1, M40 and M25 motorways are also accessible.





### Additional Information

- District Council - London Borough of Hillingdon
- Council Tax Band: F
- Energy Efficiency Rating: Band D
- Available Date: 03/11/2021

| Energy Efficiency Rating                                     |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|--------------------------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                                              | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs                  |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92-100) <b>A</b>                                            |         |           | (92-100) <b>A</b>                                               |         |           |
| (81-91) <b>B</b>                                             |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                             |         | 74        | (69-80) <b>C</b>                                                |         | 74        |
| (55-68) <b>D</b>                                             | 65      |           | (55-68) <b>D</b>                                                | 64      |           |
| (39-54) <b>E</b>                                             |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                             |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                              |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs                  |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| <b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC |         |           | <b>England, Scotland &amp; Wales</b> 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.

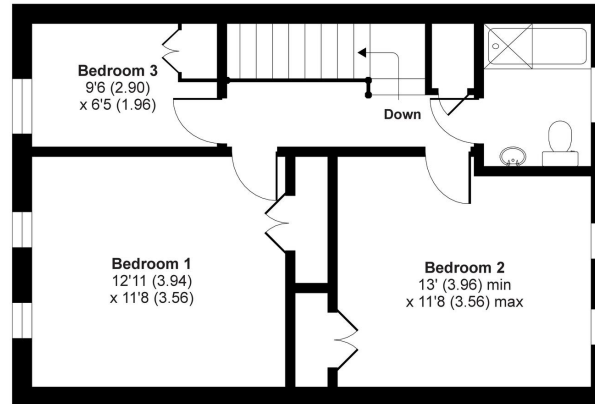
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



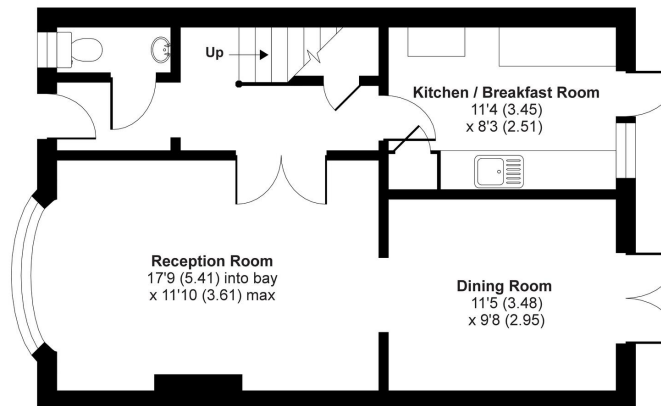


# Rising Hill Close, Northwood, HA6 2PH

APPROX. GROSS INTERNAL FLOOR AREA 1078 SQ FT 100.1 SQ METRES



FIRST FLOOR



GROUND FLOOR

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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