



A beautifully presented five bedroom detached house
Pembroke Road, Northwood, Middlesex HA6 2HR



Asking Price: £4,750 pcm

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• ENTRANCE HALL • FOUR RECEPTION ROOMS • KITCHEN & UTILITY • GUEST CLOAKROOM • FIVE BEDROOMS • TWO BATHROOMS • DOUBLE GARAGE/LARGE DRIVEWAY • BEAUTIFUL GARDEN with SUMMER HOUSE • SWIMMING POOL • UNFURNISHED

Description

Situated behind a private gated entrance, this detached residence offers spacious family living set within beautiful grounds. Offering over 3000sqft of versatile accommodation with four reception rooms and five bedrooms. Outside, the large frontage provides ample off street parking and access to the double garage. To the rear of the property is a landscaped garden with a summer house and swimming pool and the patio area provides a good space for outside entertaining. The house enjoys an enviable location in the Moor Park Private Estate about a third of a mile from Moor Park Shops, restaurants and the Metropolitan Line Station.

Location

Pembroke Road is in a leafy street with an eclectic mix of properties and has the real benefit of being within reach of Moor Park's shops and Metropolitan Line Train Station, Northwood town centre is also accessible with further facilities which include coffee houses, boutique shops, restaurants and supermarkets. Watford and Rickmansworth town centres are also within reach. Moor Park & Northwood is exceptionally well served with high achieving state and independent schools, a quality of education that is often an attraction for families relocating here. Leisure facilities include five golf courses, cricket and football clubs as well as fitness centres. Major motorways and airports are also within reach.





Additional Information

- Local Authority: Three Rivers District Council
- Council Tax Band: H
- Energy Efficiency Rating: Band D
- Available Date: 24/10/2019

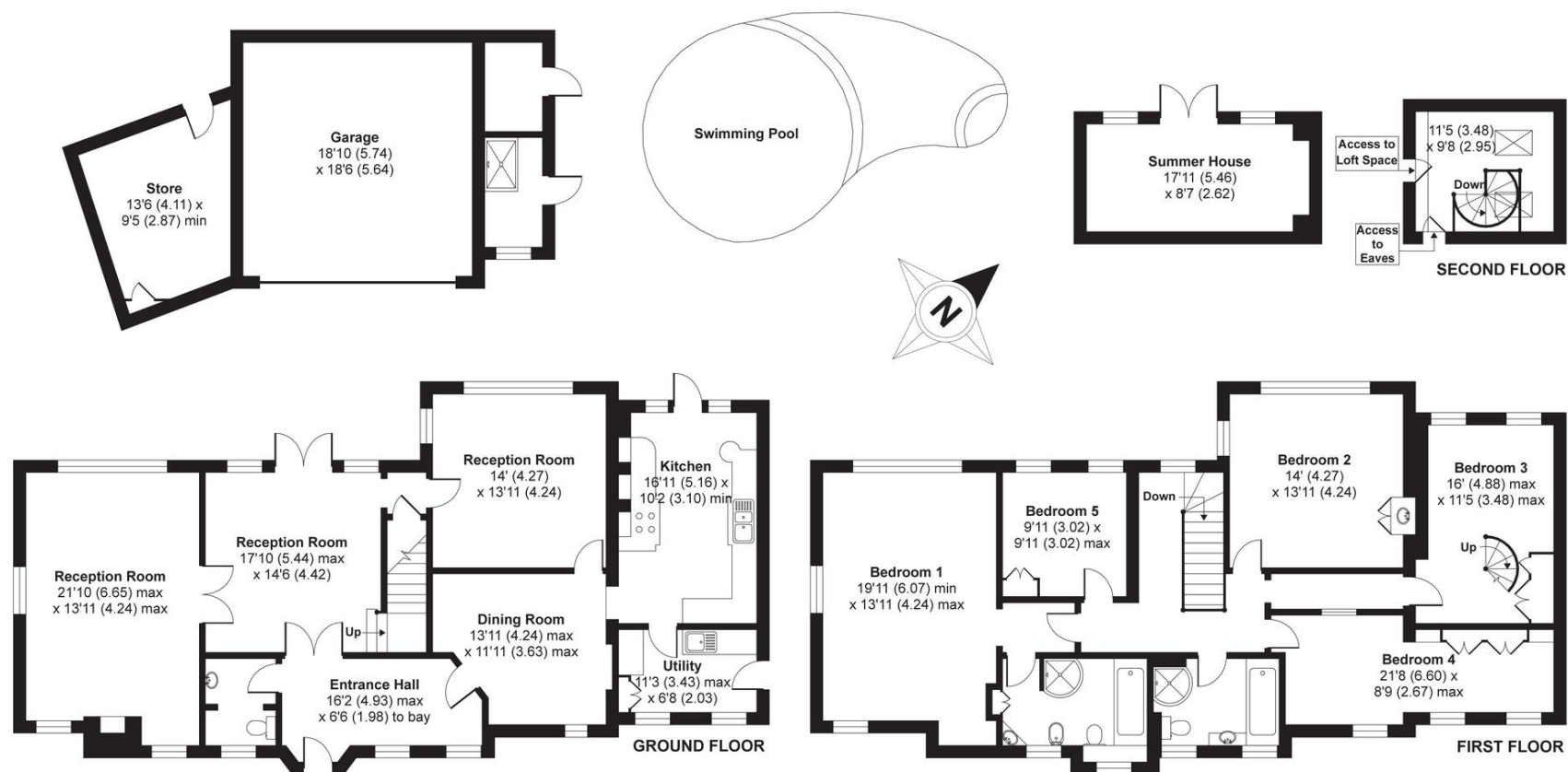
Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C		80	(69-80) C		74
(55-68) D	60		(55-68) D		
(39-54) E			(39-54) E	49	
(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, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales 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 3211 SQ FT 298.3 SQ METRES (EXCLUDES STORE, SUMMER HOUSE, SWIMMING POOL & 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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ROBSONS

3 Maxwell Road, Northwood, Middlesex HA6 2XY
T: 01923 822211 F: 01923 820783 E: lettings@robsonswb.com



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