



A Beautifully Presented Four Bedroom Three Bathroom Detached Family Home.  
Wieland Road, Northwood, Middlesex HA6 3QU





**Asking Price: £3,600 pcm**

## **A Beautifully Presented Four Bedroom Three Bathroom Detached Family Home.**

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• ENTRANCE HALL • KITCHEN/DINING AREA • LIVING ROOM • MASTER BEDROOM with EN-SUITE BATHROOM and WALK IN WARDROBE • GROUND FLOOR BEDROOM with EN-SUITE SHOWER • TWO FURTHER DOUBLE BEDROOMS • FAMILY BATHROOM • GARDEN • DOUBLE GARAGE • LARGE DRIVEWAY

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### **Description**

A beautifully presented four bedroom, three bathroom detached family home providing well proportioned living accommodation set over two floors. Situated on the highly desirable Gatehill Estate, the property offers flexible ground floor accommodation boasting two spacious reception rooms, a modern fitted kitchen/dinner and a double bedroom with fitted wardrobes and a modern shower room. On the first floor is the master bedroom with ensuite bathroom and walk in wardrobe, two double bedrooms with fitted wardrobes and a modern family shower room. To the rear of the property is a well maintained and secluded garden with a variety of trees and shrubs with a large decked patio area for outside entertaining. The property also benefits from a double garage and off street parking to the front for multiple vehicles.

### **Location**

Northwood provides a range of shopping facilities, a Waitrose supermarket, restaurants and the Metropolitan Line Station providing access to Baker Street and the city beyond. The area has a range of both private and state schools. Places of worship and recreational facilities are also well catered for in the surrounding area and major motorway links to M25 and M1 are nearby.







## Additional Information

- Local Authority: Hillingdon
- Council Tax: Band G
- Energy Efficiency Rating: Band C
- Available Date: 15/09/2020

| 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>   |         | 81        | (69-80) <b>C</b>  |         | 75        |
| (55-68) <b>D</b>   | 70      |           | (55-68) <b>D</b>  | 63      |           |
| (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    |         |           |

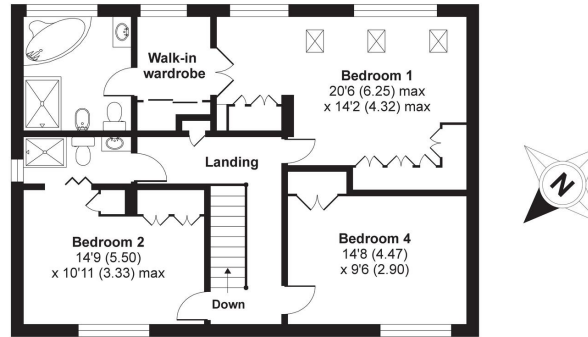
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.

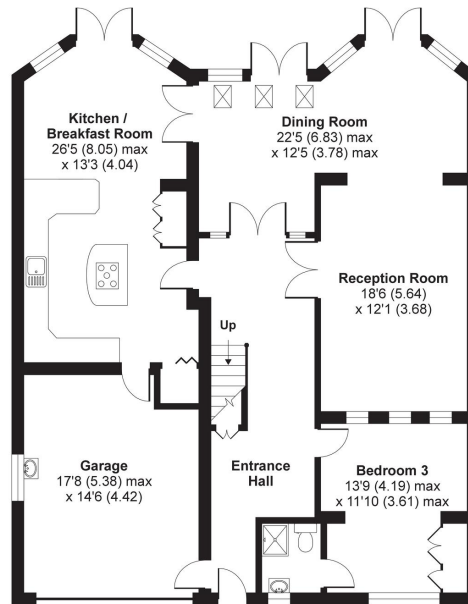


## Wieland Road, Northwood, HA6

APPROX. GROSS INTERNAL FLOOR AREA 2484 SQ FT 230.7 SQ METRES (INCLUDES GARAGE)



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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# ROBSONS

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