



An imposing detached five bedroom and four bathroom family home
Woodfield Avenue, Northwood, Middlesex HA6 3EA

ROBSONS

Asking Price: £5,000 pcm

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• FIVE BEDROOMS • FOUR BATHROOMS • THREE BEDROOMS WITH ENSUITES • KITCHEN/BREAKFAST ROOM • DINING ROOM • RECEPTION ROOM • PLAY ROOM • SWIMMING POOL WITH CHILD SAFE COVERING • GARDEN MAINTENANCE INCLUDED • POOL MAINTENANCE INCLUDED • UNFURNISHED

Description

An imposing detached five bedroom and four bathroom family home, set within the heart of the popular Eastbury Farm Estate. Internally the property is presented to a high standard throughout. To the ground floor there is a large kitchen breakfast room, separate dining room, spacious living room with French doors leading to the rear garden and swimming pool with a child safe covering. There is a separate utility room, study, downstairs toilet and single garage. To the first floor there are four double bedrooms and three bathrooms with a walk in dressing room to the master suite. The second floor comprises of a further bedroom which has an ensuite bathroom.

Location

Located within the highly regarded Eastbury Farm Estate, 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

- Local Authority: Three Rivers District Council
- Council Tax Band: H
- Energy Efficiency Rating: Band C
- Available Date: 15/08/2020

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	78	84	(69-80) C	74	79
(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, 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.



Woodfield Avenue, Northwood, HA6

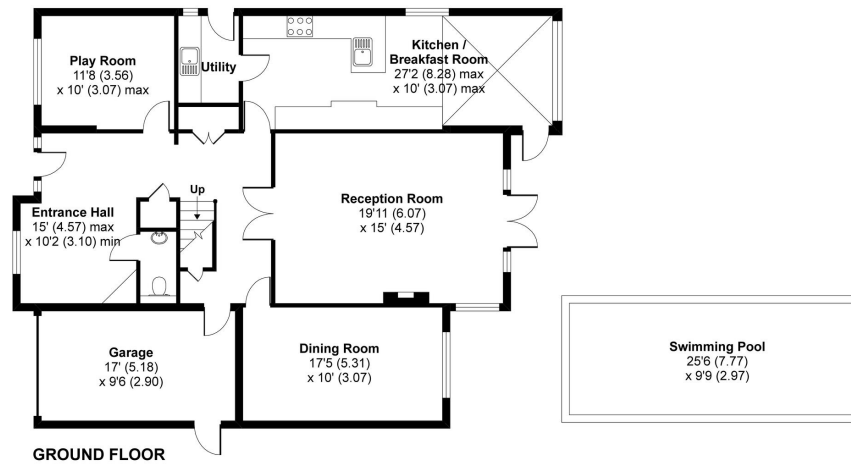
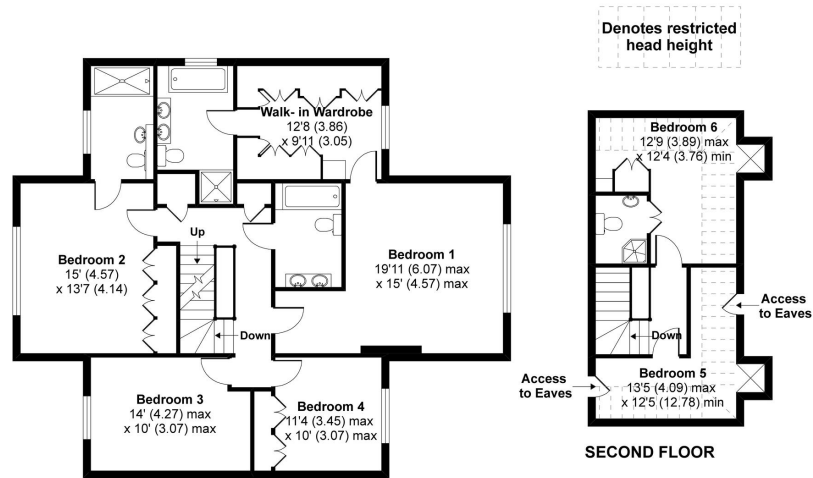


Approximate Area = 2803 sq ft / 260.3 sq m (includes garage)

Limited Use Area(s) = 145 sq ft / 13.4 sq m

Total = 2948 sq ft / 273.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Robsons Lettings. REF: 605945

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