



A four bedroom family home located in a quiet cul-de-sac location
Morgan Close, Northwood, HA6 3NE



Asking Price: £2,500 pcm

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• ENTRANCE HALL • FOUR DOUBLE BEDROOMS • TWO BATHROOMS • KITCHEN • LIVING/DINING ROOM • DOWNSTAIRS W/C • FRONT & REAR GARDEN • BAY PARKING • UNFURNISHED

Description

Presented in immaculate condition throughout, this four bedroom, two bathroom family home is located in a quiet cul-de-sac within a short distance of Northwood High Street. The property has been maintained to an excellent standard throughout and comprises: entrance hall, downstairs W/C, modern kitchen with fitted appliances, open plan living/dining room with patio doors leading out to the private rear garden. On the first floor your will find two double bedrooms and a modern family bathroom. At the top level are a further two double bedrooms with master bedroom benefitting from a Jack and Jack ensuite bathroom and wardrobe storage. Further benefits include a well maintained front garden, bay parking and ample storage throughout the property.

N.B The property contains a fifth bedroom which will not be accessible and will be locked during the tenancy. This is detailed on the floorplan with X.

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

- Local Authority: Hillingdon
- Council Tax: E
- Energy Efficiency Rating: Band C
- Available Date: 08/12/2022

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		85	(81-91) B		82
(69-80) C	73		(69-80) C	70	
(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.

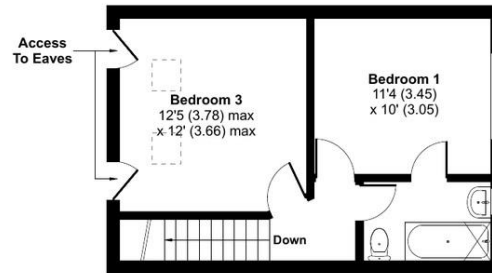
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



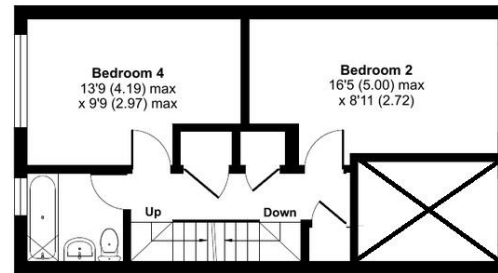
Morgan Close, Northwood, HA6

Approximate Area = 1344 sq ft / 124.9 sq m

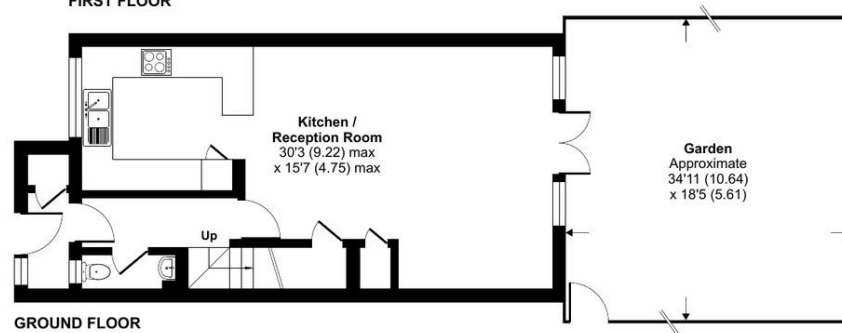
For identification only - Not to scale



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Robsons Lettings. REF: 930366



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