



## A THREE BEDROOM TERRACED FAMILY HOME IN A CENTRAL LOCATION

Birch Court, Northwood, Middlesex, HA6 2QZ

**ROBSONS**



Birch Court, Northwood, Middlesex, HA6 2QZ

**TERRACED • THREE BEDROOMS • SPACIOUS  
LIVING/DINING ROOM • KITCHEN •  
DOWNSTAIRS W/C • MODERN FAMILY  
BATHROOM • WELL-MAINTAINED REAR  
GARDEN • OFF-STREET PARKING • GARAGE**

### Description

Ideally located just a short distance from the heart of Northwood, this three-bedroom terraced family home offers well-proportioned living accommodation.

The ground floor comprises an entrance hall, a kitchen situated at the front of the property, and a bright and spacious living/dining room to the rear, providing an ideal space for both relaxing and entertaining. A convenient downstairs w/c completes the ground floor layout.

Upstairs, the property offers three good-sized bedrooms and a contemporary shower room.

To the rear, a beautifully maintained garden features a patio area—perfect for outdoor dining and enjoying the warmer months. The property also benefits from allocated off-street parking to the front and a garage to the rear.







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.

NB this property is situated within the proximity of the ULEZ, if your vehicle does not comply charges may apply.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: F

Energy Efficiency Rating: C

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 835355.





Approximate Gross Internal Area  
 Ground Floor = 48.7 sq m / 524 sq ft  
 First Floor = 48.3 sq m / 520 sq ft  
 Total = 97.0 sq m / 1,044 sq ft

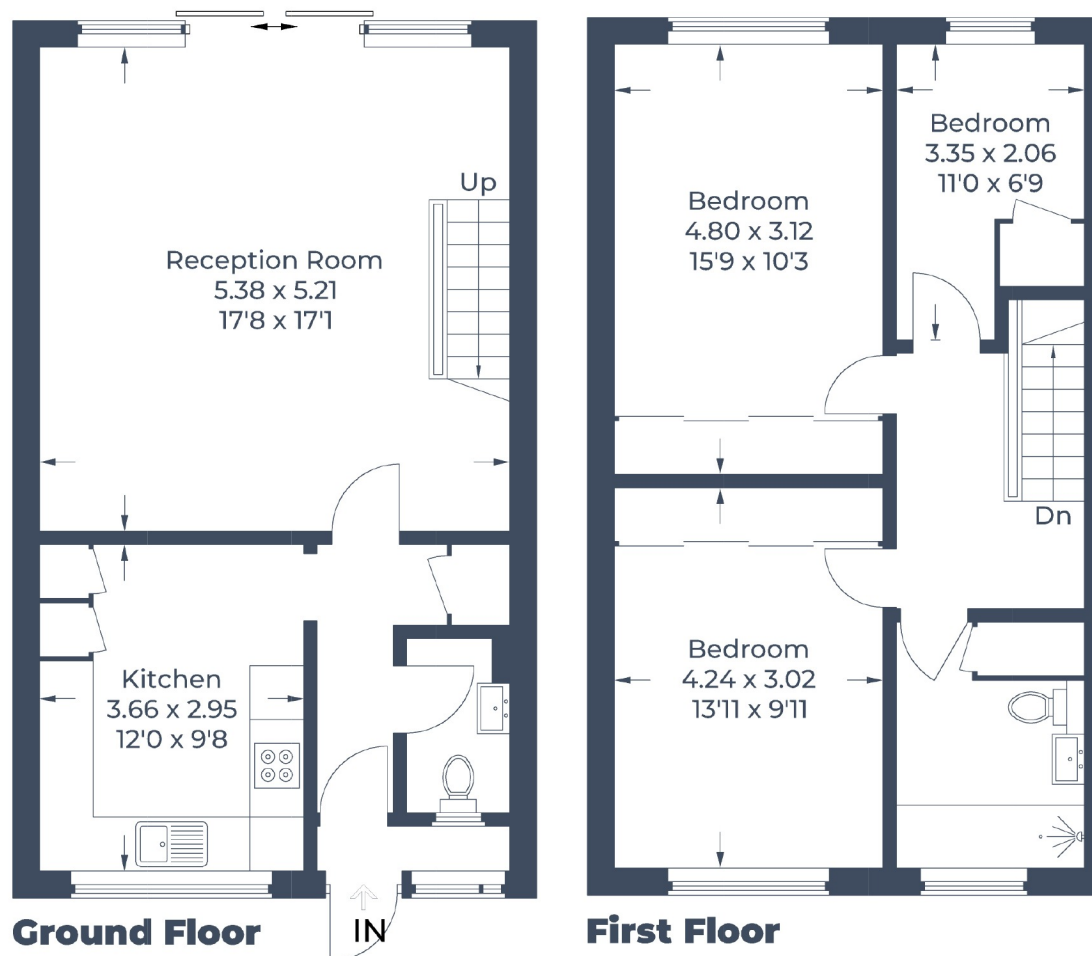


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
 © CJ Property Marketing Produced for Robsons

**ROBSONS**

7 Clive Parade, Northwood, HA6 2QF  
 Tel: 01923 835355 Email: northwood@robsonswb.com  
[www.robsonswb.com](http://www.robsonswb.com)

SCAN TO VISIT



OUR WEBSITE

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.