



**A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI-DETACHED FAMILY HOME**

Roy Road, Northwood, Middlesex, HA6

**ROBSONS**

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**SEMI-DETACHED • THREE BEDROOMS • TWO BATHROOMS • TWO RECEPTION ROOMS • STYLISH KITCHEN • DOWNSTAIRS W/C • PRIVATE REAR GARDEN • DRIVEWAY PARKING TO THE FRONT AND REAR • CLOSE TO NORTHWOOD TOWN AND STATION**

### Description

This beautifully presented semi-detached home offers a spacious and bright living environment, located on a highly sought after residential road and within close proximity to Northwood town and Metropolitan Line Station.

The property has been recently refurbished whilst keeping period features and comprises two inviting reception rooms, a bespoke fitted kitchen designed meticulously to a high end modern specification, complemented by a convenient downstairs w/c.

Upstairs, you will find three well-proportioned bedrooms and two modern bathrooms.

Outside, a private rear garden provides a tranquil outdoor escape, while off-street parking for multiple vehicles is available with a driveway to both the front and rear of the property with additional lock-up storage units.





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

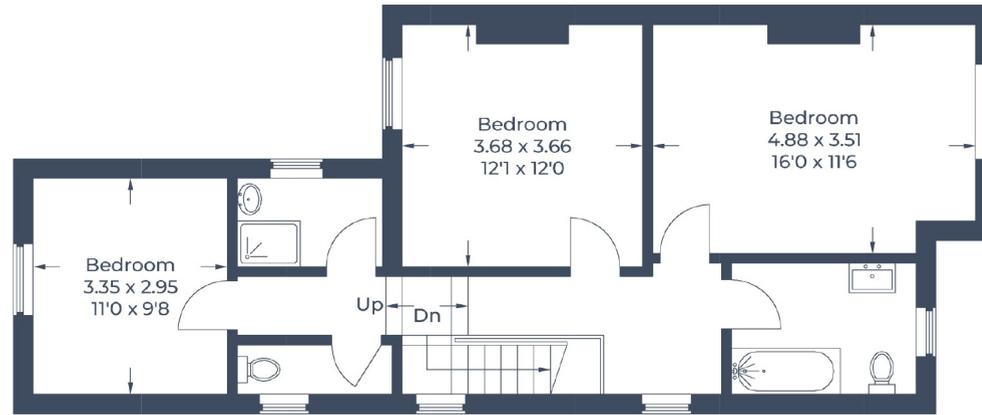
Council Tax Band: F

Energy Efficiency Rating: D

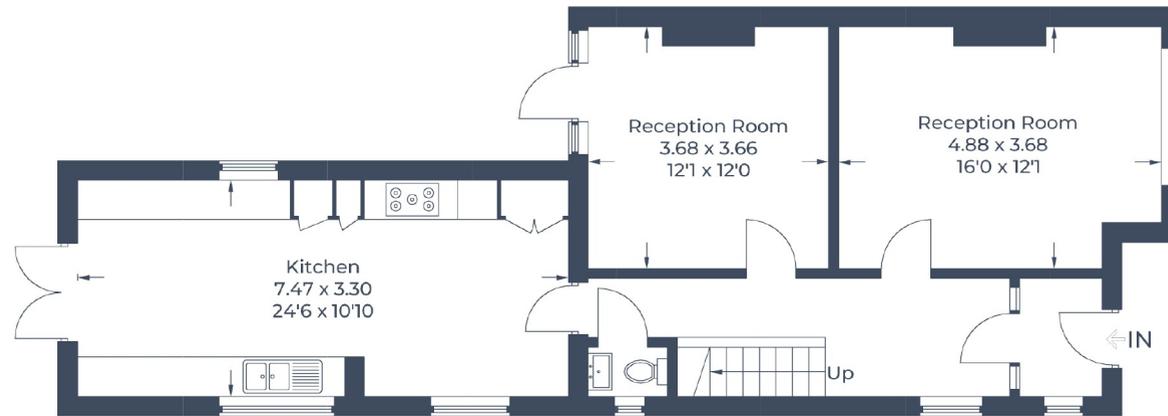
For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 01923 835355.



Approximate Gross Internal Area  
Ground Floor = 72.8 sq m / 784 sq ft  
First Floor = 65.2 sq m / 702 sq ft  
Total = 138.0 sq m / 1,486 sq ft



**First Floor**



**Ground Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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**ROBSONS**

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