



## 3 bed semi-detached house to buy in UB9

Northwood Road, Harefield, Uxbridge, Middlesex, UB9 6PR

**£450,000** Starting Bid

 x 3  x 2  x 2

Tenure

**Freehold**

## Property features

- ✓ Three Bedroom Semi-Detached
- ✓ Large Private Garden
- ✓ Off-Street Parking
- ✓ Garage
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Arrange a viewing

Vinny Dadhria  
Branch Manager  
London Auction

0207 867 3382  
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

This three-bedroom semi-detached property offers spacious interiors and the opportunity for a buyer to put their own stamp on their new home. It is ideally located within the village of Ha, with local amenities a short walk away.

Upon entering the property you are greeted with the entrance hallway, leading right into the cosy living/dining room at the front of the property, which benefits from large windows allowing plenty of light in. The kitchen comes with ample storage space as well as an area for utilities. Conveniently, there is also a separate WC and shower room on the ground floor. The property is also extended at the rear creating an extra reception room with French doors leading out to the large and tranquil, private rear garden, which has both lawn and patio space, perfect for relaxing or entertaining guests.

The garage and garden are also accessible down the side of the property and there is a private driveway at the front, perfect for those with more than one vehicle.

Heading to the first floor, you are greeted with a sizeable landing, from which there are two generous double bedrooms, a third larger than average single bedroom and a large family bathroom suite.

Located on Northwood Road, the property is a 5-minute walk to Ha High Street with an array of shops and cafes. For the commuter, Denham Station (Chiltern Line), Northwood Station (Metropolitan Line) and Ruislip Station (Metropolitan and Piccadilly Lines) are all just a short drive or bus (331) journey away. For the motorist the A40/M40/M25 is also easily accessible in approx. 10 minutes, providing a direct route into London and the Home Counties.

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £450,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Year built: 1930

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

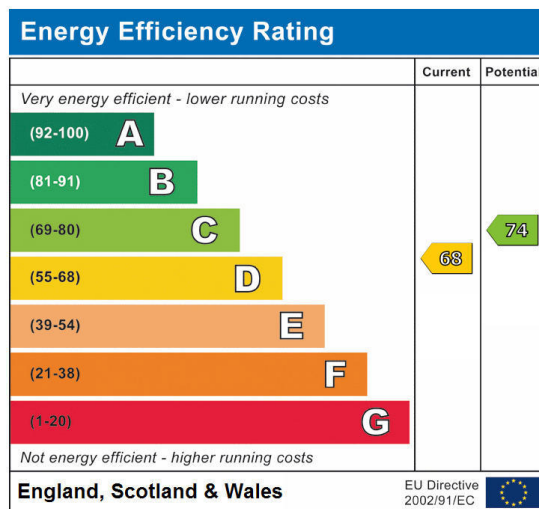
Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Northwood Road, Harefield, Uxbridge, Middlesex, UB9 6PR

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,  
london@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

