



9 Tanworth Close, Northwood, HA6 2GF

Offers in excess of £600,000 Freehold

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About the property

A 2 / 3 bedroom townhouse in this quiet cul-de-sac location in Northwood, close to Mount Vernon hospital and approximately 20 minutes' walk from the Metropolitan Line station. The accommodation is presented in excellent order throughout. On the ground floor the entrance hall leads to downstairs cloakroom, integral garage, study (bedroom 3) and utility room with door to the well-kept rear garden.

On the first floor is the remaining living accommodation with fitted kitchen / breakfast room with views over the garden and a spacious living room, with separate sitting and dining areas. On the 2nd floor are 2 double bedrooms with fitted wardrobes and family bathroom. The house is double glazed and central heated throughout. There is driveway parking for 1 car to the front of the property.

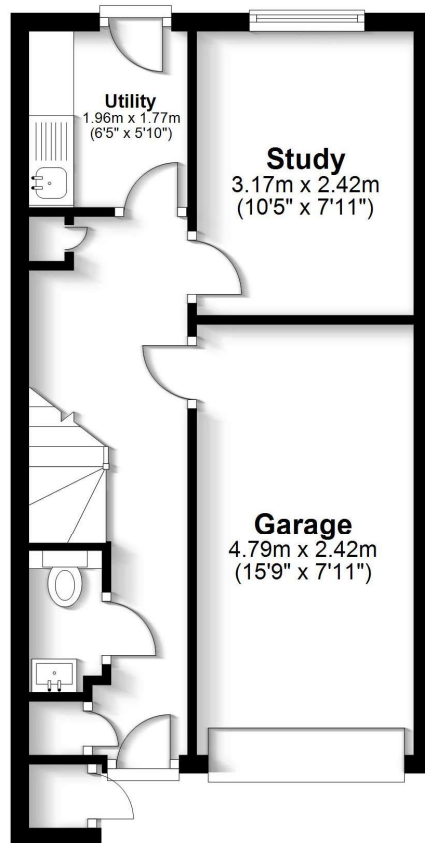


- Three bedrooms
- Quiet cul-de-sac location
- Good condition throughout
- Garage and driveway parking
- Well-kept rear garden
- Town house



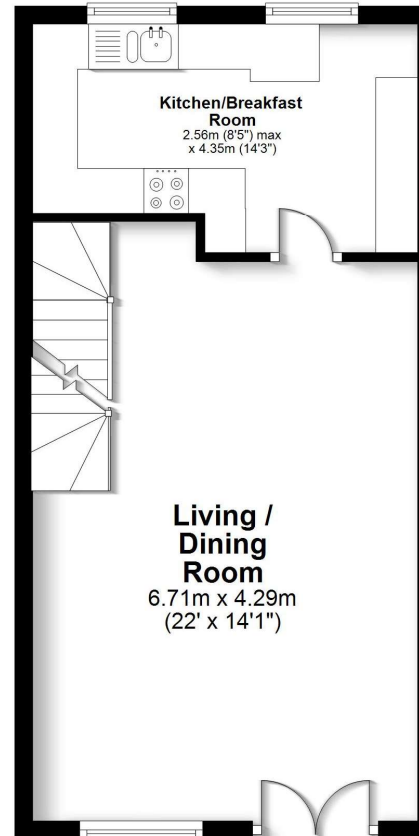
Ground Floor

Approx. 35.1 sq. metres (377.3 sq. feet)



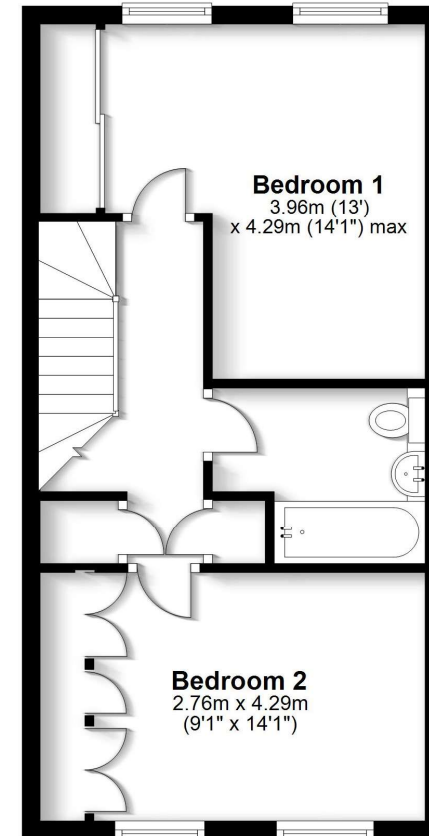
First Floor

Approx. 38.8 sq. metres (417.2 sq. feet)



Second Floor

Approx. 38.0 sq. metres (409.5 sq. feet)



Total area: approx. 111.9 sq. metres (1204.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages and outbuildings - 2

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Plan produced using PlanUp.

To view this property, contact us on-

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Area Information

Northwood is a popular place to live, due to its excellent transport links including Northwood Hills Metropolitan Line Station. It is also in easy reach of airports such as London Luton and London Heathrow.

Northwood has a high street with many shops including boutique stores and larger chains. There are also plenty of coffee shops, cafes, pubs and restaurants. Northwood Park is great spot for families to visit and enjoy the green outside space and playground.

Education choices includes Northwood College for girls, St Helens School for girls and Sunshine House Primary School and Frithwood Primary School.

Just a short drive away is Rickmansworth Town Centre, offering an array of restaurants, shops and Metropolitan Station, giving commuters a short 35 minute train journey into the capital.

Local Authority: London Borough of Hillingdon

Council Tax: Band F

Approximate Floor Area: 1204sqft

Nearest Station: 0.9 miles to Northwood

Distance to Town Centre: 0.9 miles to Northwood

Nearest Motorway: 4.4 miles to M25



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Every care has been taken to ensure that the details in this brochure represent an accurate description of the property. However, we wish to inform prospective purchasers that these sales particulars are a general guide and none of the statements or dimensions should be relied upon as statements of representation or fact. Transparency of referral fees: We're legally required to inform you that we receive referral income from the following solicitors and surveyors up to the value of £125.00 per transaction; Archer Rusby Solicitors LLP, Taylor Walton Solicitors, Hanney Dawkins & Jones Solicitors, New Homes Law, Edwards Willoby & Loch, Woodward Surveyors & Trend & Thomas Surveyors. For financial services we recommend Severn Financial and Meridian Mortgages and receive an average referral income of £260.00 per transaction. Although we recommend these companies because we believe they offer an excellent service, you are not under any obligation to use them.

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