



A modern two bedroom home with a shared garden in convenient location  
Ducks Hill Road, Northwood, Middlesex HA6 2NP

**ROBSONS**

Asking Price: £1,950 pcm

## A modern two bedroom home with a shared garden in convenient location

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- ENTRANCE HALL • LIVING ROOM • CLOAKROOM • FITTED KITCHEN • MAIN BEDROOM WITH FITTED WARDROBE AND ENSUITE • BEDROOM TWO WITH FITTED WARDROBES • BATHROOM • ACCESS TO SHARED GARDEN • RESIDENTS PARKING • UNFURNISHED

### Description

A modern two-bedroom terrace house featuring a charming entrance hall leading to a spacious living room ideal for both relaxation and entertaining. The modern fitted kitchen is equipped with contemporary appliances and plenty of storage. The master bedroom includes built-in wardrobes and a stylish ensuite shower room, while the second bedroom is perfect for guests or as a home office. Additional amenities include a family bathroom and a convenient ground floor guest W/C. Enjoy access to a shared communal garden for outdoor enjoyment, along with residents parking for added convenience.

\*\* An advance reservation payment of one weeks rent is required to secure the property \*\*

### Location

Northwood provides a range of shopping facilities including a 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 Band: G
- Deposit Amount: £2,250.00
- Reservation Payment: One weeks rent
- Energy Efficiency Rating: Band C
- Available Date: 10/02/2026

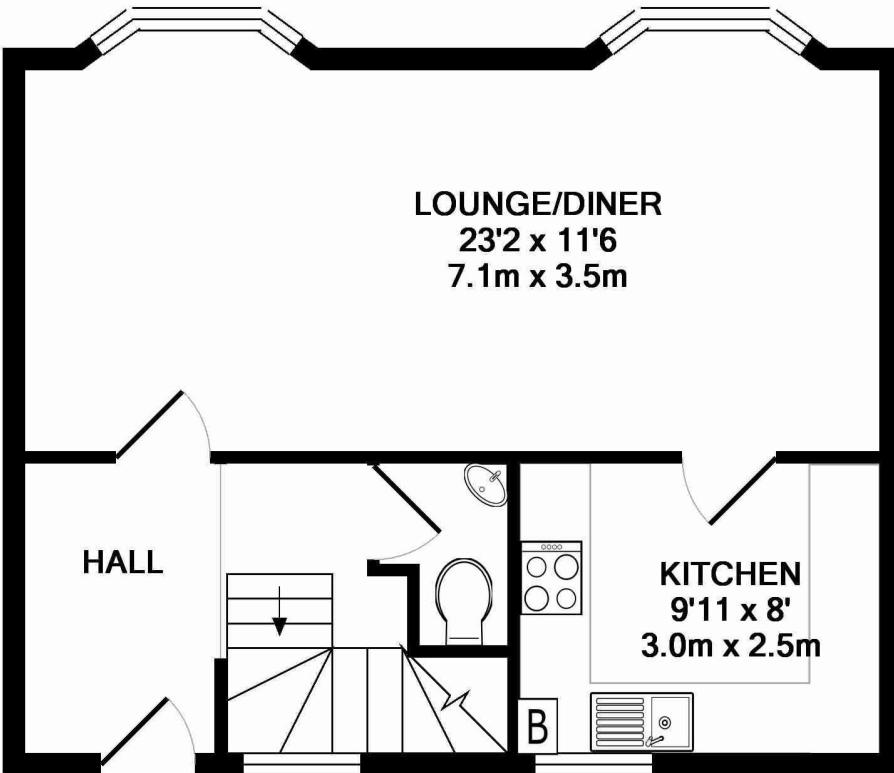
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		86
(69-80)	C		75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

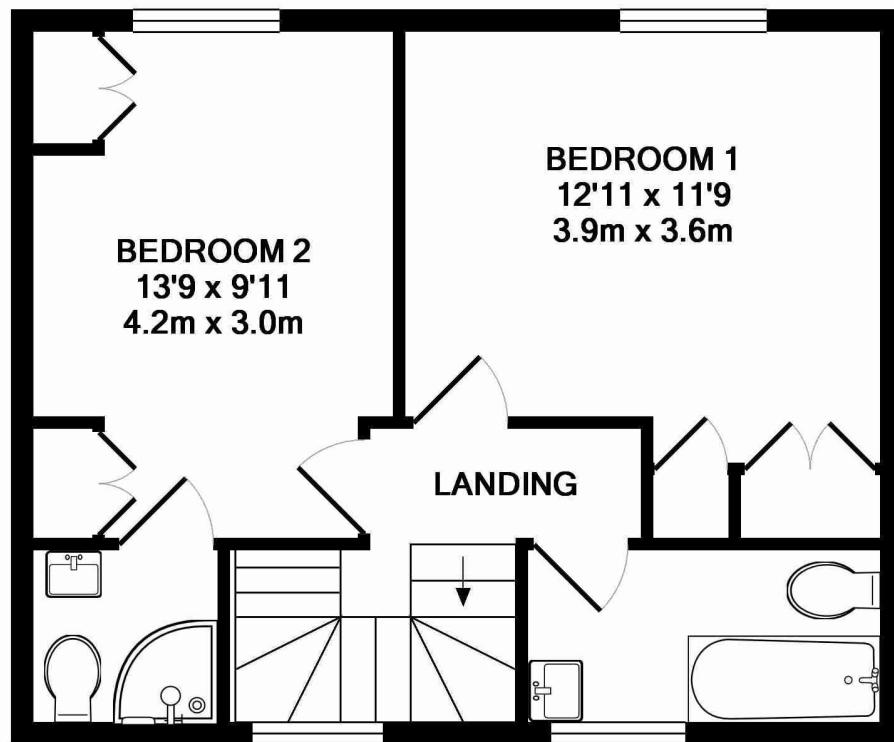
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.





GROUND FLOOR  
APPROX. FLOOR  
AREA 434 SQ.FT.  
(40.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 425 SQ.FT.  
(39.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 859 SQ.FT. (79.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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