



## FOXFIELD CLOSE, NORTHWOOD

£700,000

**\*\* NO UPPER CHAIN DELAYS \*\*** A spacious and well maintained three-bedroom semi-detached family house situated in a popular residential cul-de-sac located within 0.6 miles of the town which offers a range of shops, Waitrose supermarket and restaurants. Northwood also provides a range of both private and state schools for both boys and girls and the Metropolitan Line can be accessed from Northwood station, this line commutes into the heart of Central London within approx. 30 minutes.

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- WELL MAINTAINED THROUGHOUT
- SITUATED ON A QUITE RESIDENTIAL CLOSE
- CLOSE TO SHOPS, SCHOOLS AND TRANSPORT LINKS
- KITCHEN/BREAKFAST ROOM
- OPEN PLAN LIVING ROOM
- DOWNSTAIRS CLOAKROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING

## Ground Floor

### Hallway

Entrance into hallway via front aspect frosted double glazed door, front aspect frosted double glazed window, storage cupboard housing meters, stairs to first floor landing, radiator, carpeted flooring.

### Kitchen/Breakfast Room

11' 9" x 9' 1" (3.58m x 2.77m) Front aspect double glazed window, range of wall and base level units with roll top work surfaces, one and a half bowl sink with drainer, integrated gas hob with oven below and overhead extractor fan, integrated 'Neff' microwave, space for fridge/freezer, plumbed for washing machine, integrated 'AEG' dishwasher, part tiled walls, power points, spot lighting, serving hatch, lino tile effect flooring.

### Living Room

21' 1" max x 16' 6" max (6.43m x 5.03m) Rear aspect double glazed sliding doors to garden, two rear aspect double glazed windows, side aspect double glazed window, coved ceiling, three radiators, power points, TV aerial, storage cupboard, carpeted flooring.

### Downstairs W/C

Side aspect frosted double glazed window, low level W/C, vanity hand wash basin with tiled splash back and mixer tap, radiator.

## First Floor

### Landing

Loft access, airing cupboard housing hot water tank, power point, carpeted flooring.

### Bedroom One

16' 6" into wardrobe x 10' 5" (5.03m x 3.17m) Rear aspect double glazed window, range of fitted wardrobes, radiator power points, carpeted flooring.

### Bedroom Two

12' 4" x 10' 7" (3.76m x 3.23m) Front aspect double glazed window, radiator, power points, carpeted flooring.

### Bedroom Three

10' 3" x 6' 8" (3.12m x 2.03m) Side aspect double glazed window, radiator, power points, carpeted flooring.



DISCLAIMER: 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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## **Bathroom**

6' 9" max x 5' 9" max (2.06m x 1.75m) Front aspect frosted double glazed window, low level W/C, pedestal hand wash basin, panel enclosed bath with mixer tap, wall mounted shower with attachment, glass shower screen, radiator, tiled walls.

## **Outside**

### **Front Garden**

Off street parking via own driveway, mainly laid lawn, path leading to front entrance, side access to rear garden via wooden gate, vehicle access to garage.

### **Single Garage**

17' 7" x 8' 4" (5.36m x 2.54m) Single garage with up and over door, rear aspect door, power points, lighting.

### **Rear Garden**

Patio leading to laid lawn, mature stocked borders, fence enclosed, outside tap, rear access to garage, side access to front garden via side aspect wooden gate.



GROUND FLOOR  
695 sq.ft. (64.6 sq.m.) approx.

1ST FLOOR  
500 sq.ft. (46.4 sq.m.) approx.



TOTAL FLOOR AREA: 1195 sq.ft. (111.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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