

# Rofant Road

Northwood • • HA6 3BE

Asking Price: £725,000



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This three-bedroom semi-detached home is set in a prime Northwood location. Ideally positioned close to local amenities, highly regarded schools, and excellent transport links, it presents a great opportunity for families.

The property features off-street parking, access to a garage, and a private rear garden. Requiring updating throughout, it offers scope to personalise and extend (subject to the usual planning consents). Offered with no onward chain, this is an ideal purchase for those looking to create their perfect home in a sought-after setting.

Semi Detached House

Three Bedrooms

Two Reception Rooms

Off Street Parking

Sought After Location

Potential to Extend (STPP)

One Bathroom

Nearby to Northwood High Street

In Need of Modernisation

Approx Area: 938 sq ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







### Description

Upon entering the property, you are welcomed into a central hallway that provides access to both reception rooms and the stairs leading to the first floor. At the front of the house is a spacious dining room with a bay window that allows in plenty of natural light. Toward the rear is a bright and well-proportioned living room, which opens out to the garden through double doors.

Adjacent to the living room is a separate kitchen, accessible from the hallway, with direct access to the garden. A convenient guest WC is also located on the ground floor.

Upstairs, the first floor comprises three bedrooms. The principal bedroom and second bedroom are both generous in size, with the third bedroom ideal for use as a child's room, home office, or guest space. A family bathroom serves all three bedrooms and is positioned off a central landing.

The layout offers a practical flow and good balance of living and bedroom space, ideal for families or those looking to upsize.

### Outside

Externally, the property benefits from a front driveway providing off-street parking for multiple vehicles. To the rear, there is a generous garden offering excellent potential for rear and side extensions (subject to planning permission). A garage and small summer house are located to the side, adding further storage and versatility to the outdoor space.

### Location

Rofant Road is conveniently located within walking distance of Northwood town centre and the Metropolitan Line station, offering direct access to central London. The M1, M25, and M40 motorways are also easily accessible.

Northwood offers a range of amenities including a Waitrose supermarket, independent shops, restaurants, and a variety of recreational facilities such as golf courses and fitness centres. Despite its proximity to London, Northwood retains a village atmosphere with a strong community spirit and plenty of green spaces.

Highly regarded schools serve the area, including both state and private options, notably the prestigious Merchant Taylors'.

Leisure opportunities are plentiful, with several golf clubs, the local cricket and tennis clubs, and the David Lloyd health centre all nearby.





### Schools:

St Helen's School 0.1 miles  
 Northwood College for Girls GDST 0.4 miles  
 Frithwood Primary School 0.3 miles



### Train:

Northwood Station 0.2 miles  
 Moor Park Station 1.1 miles  
 Northwood Hills Station 1.2 miles



### Car:

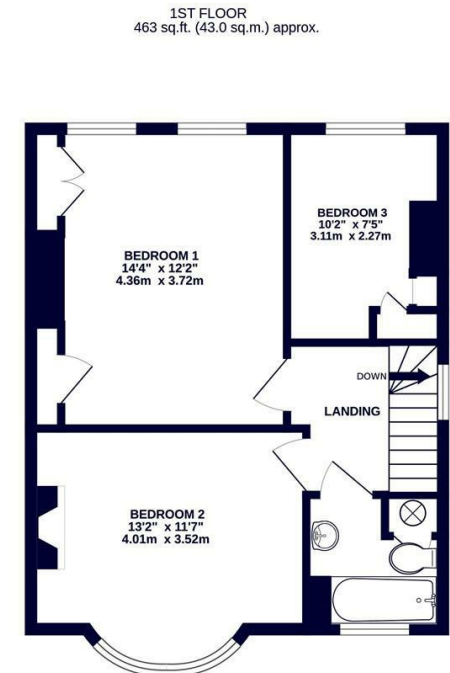
M4, A40, M25, M40



### Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



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**TOTAL FLOOR AREA:** 938 sq.ft. (87.1 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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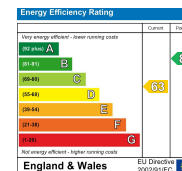
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