



## Murray Road, Northwood

- Immaculate Maisonette Style Flat
- Wood Floors Throughout
- Built-in Wardrobes For Storage
- Share of Freehold
- Separate Reception with Access To Private Garden
- Large Double Bedroom
- Single Garage Included
- Ground Floor

**By Auction £295,000**

**Tenure: Share of Freehold**

**HUNTERS®**  
HERE TO GET *you* THERE

# Murray Road, Northwood

## DESCRIPTION

\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £295,000\* BIDDING CLOSES 24 SEPTEMBER 2PM\* FEES APPLY \* REGISTER YOUR INTEREST AT [HUNTERS.COM](https://www.hunters.com) SELECT AUCTIONS

Hunters are delighted to present this well-maintained one double bedroom ground floor maisonette, ideally located just moments from Northwood town centre. Offered with a share of freehold and no onward chain, this property presents an excellent opportunity for first-time buyers or investors.

The property boasts its own private garden, off-street parking, and a garage, providing both comfort and convenience. Upon entering, a hallway provides access to all rooms, including a handy storage cupboard. To the rear, the spacious sitting/dining room opens via double doors to the private garden, which is fully decked for low maintenance. The separate kitchen comes fully fitted and benefits from an adjoining utility room.

The double bedroom features built-in wardrobes along one wall and benefits from a double aspect, allowing plenty of natural light. The bathroom, accessed via the hallway, includes a bath with shower over.

Externally, the property enjoys allocated off-street parking at the front and a garage accessible via a shared driveway.

Perfectly positioned just 0.1 miles from Northwood Metropolitan Line station and the high street, the property offers fantastic access to central London, Watford (approx. 4 miles), and Harrow (approx. 6 miles). Northwood offers a variety of local amenities including Waitrose, Boots, Costa Coffee, and a great selection of restaurants and cafés. Before proceeding to bid, you need to carry out your due diligence, the Auction Team recommend you inspect all elements of the legal pack, taking note of any special conditions, it's advisable to review the pack with your legal advisor.

For leisure, residents can enjoy nearby golf, tennis, football, and cricket clubs, as well as the flagship David Lloyd Sports & Social Club offering many additional features.

The area is also home to some o



6, Murray Road, Northwood, HA6 2YJ, GB

Council Tax: C



**Floor Plan**  
Floor area 68.2 sq.m. (734 sq.ft.)

**Garage**  
Floor area 13.4 sq.m. (144 sq.ft.)

Total floor area: 81.6 sq.m. (878 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Viewing

Please contact our Hunters Stanmore Office on 0203 667 1333 if you wish to arrange a viewing appointment for this property or require further information.  
6 Station Parade, Harrow, HA3 8SB  
Tel: 0203 667 1333 Email: [stanmore@hunters.com](mailto:stanmore@hunters.com) <https://www.hunters.com>



ENERGY PERFORMANCE CERTIFICATE

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

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

