



**A MODERN & WELL PRESENTED THREE BEDROOM HOME WITH AN OUTBUILDING**

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Magnolia Place, Harrow, HA2 6DS

**ROBSONS**

**DUAL ASPECT LOUNGE • GUEST CLOAKROOM • KITCHEN/DINING ROOM • CONSERVATORY • THREE GENEROUS BEDROOMS • TWO BATH/SHOWER ROOMS • PRIVATE REAR GARDEN • FANTASTIC OUTBUILDING • OFF-STREET PARKING FOR MULTIPLE CARS •**

### **Description**

An attractive three bedroom, two bathroom, modern family home boasting a remarkable outbuilding complete with power and a water supply, situated in an ideal location with access to a number of local high streets, schools and transport facilities.

The ground floor comprises an entrance hallway leading through to a sophisticated, double aspect lounge with access to under-stairs storage. There is an impressive kitchen / dining room featuring sleek, neutral units that provide ample storage space, with integrated appliances and space for a dining table & chairs. Continuing on from the kitchen/diner is a conservatory, with a modern guest cloakroom completing the ground floor.

To the first floor there is a principal bedroom benefiting from fitted wardrobes and an en-suite shower room, two further bedrooms (one with fitted wardrobes) and a luxury family bathroom.





Externally, this family home offers a generous rear garden that is laid to lawn with a patio area, ideal for outdoor dining in the summer months. A remarkable, bespoke outbuilding is an added benefit to this property and features a well presented living/work area, a cloakroom and bi-folding doors opening out to the garden. The outbuilding is fully insulated with power and a water supply.

### **Location**

Situated off Pinner Park Gardens, just off Courtney Avenue with Hatch End, North Harrow, Pinner and Harrow Town Centre all close by. For commuters, nearby Headstone Lane station provides the Overground services, with Pinner and North Harrow providing the Metropolitan Line, both provide a frequent service into London and beyond. The area is well served by primary and secondary schooling including the ever popular Pinner Park Primary school. There are a number of local parks/playgrounds, recreational facilities and places of worship within the area.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax: Band E

Energy Efficiency Rating: Band C



Magnolia Place, Harrow  
Approximate Gross Internal Area  
Main House = 100 Sq M/1077 Sq Ft  
Outbuilding = 19 Sq M/204 Sq Ft  
Total = 119 Sq M/1281 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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