



QUEENS WALK, HARROW, MIDDLESEX, HA1 1XS **£800,000**



A stylish five bedroom, two bathroom semi-detached family home, occupying a tranquil location within a quiet cul-de-sac. The property, originally constructed in 1923 with later additions, is set on a generous plot, offering scope to extend further, subject to planning approval.

The interior layout comprises: Entrance porch, hallway, leading through to a sizeable though living / dining room with a classic fireplace providing an appealing focal point. Further off the hallway is the ground floor bedroom / study, leading through to the kitchen. The impressive kitchen / family room to the rear is extensively fitted with a range of 'country style' solid oak units, with ample countertops, appliances and a breakfast bar.

To the first floor, the landing leads through to all rooms, including two main double bedrooms, both with fitted wardrobes, along with two further well proportioned bedrooms. The first floor also accommodates a contemporary shower room with vanity sink unit, a modern family bathroom with W.C. and a separate W.C.

Access to the loft is via the hatch on the landing and it would lend itself, ideally, for conversion into a further bedroom with en-suite, subject to planning approval.

Outside, the private driveway to the front provides off street parking. A detached garage is located to side plot.

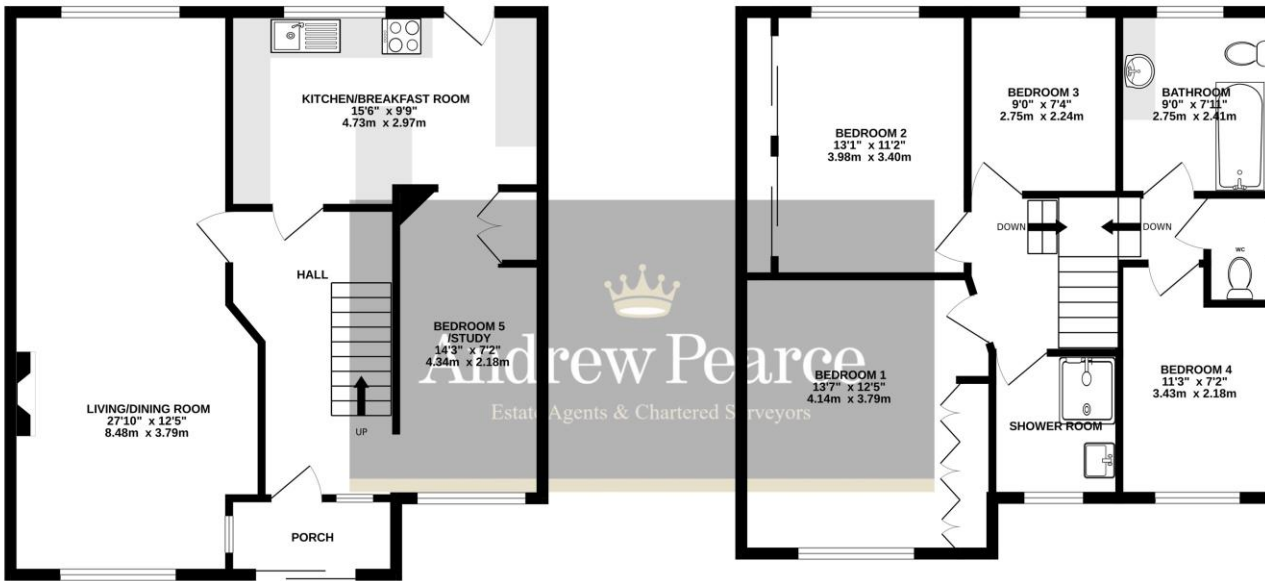
To the rear, the well established garden provides a picturesque outlook with a neat lawned area, along with a variety of mature shrubs, a grapevine and a small decked area for seating.

The property is situated within easy reach of Harrow's multiple shopping and transport amenities and is within the catchment of the outstanding rated Marlborough Primary School.



GROUND FLOOR
699 sq.ft. (65.0 sq.m.) approx.

1ST FLOOR
667 sq.ft. (62.0 sq.m.) approx.



QUEENS WALK, HARROW, HA1 1XS

TOTAL FLOOR AREA : 1367 sq.ft. (127.0 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.
Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



