




Andrew Pearce
PINNER

PRIORY WAY, HARROW HA2 6DQ

£895,000



Rich with character and occupying a generous plot backing green open space, the property was originally constructed during the 1930's, with later additions providing enhanced living space and a generous floor area of 1820 sq.ft. (169.sq.m.)

The interior layout comprises: Entrance porch, hallway, leading through to a sizeable bay fronted through living / dining room. The spacious kitchen / breakfast room is located to the rear and forms part of the ground floor addition, with picturesque views to the rear garden. The kitchen is fitted with a range of units and leads through to a shower room / W.C. a store area and the garage.

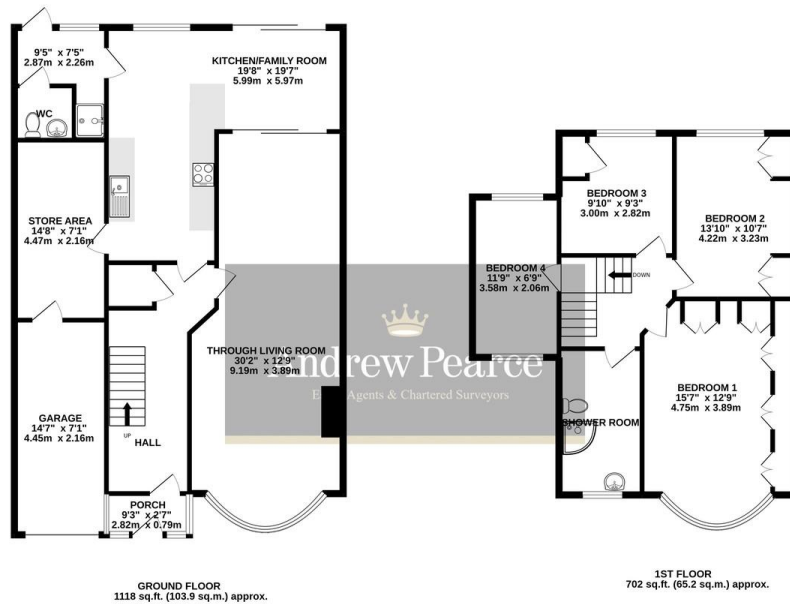
To the first floor, the landing provides access to all rooms, including the bay fronted principal bedroom to front and three further double rooms with pleasant views over the garden and cricket fields to the rear. Completing the overall layout is the family shower room / W.C.

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 and access to the garage.

To the rear, the magnificent garden extends to circa 125 ft and is very well established with a large expanse of lawn, flower borders, a variety of shrubs and a large patio, all set within fenced boundaries against a backdrop of mature trees. Headstone Manor grounds and West Harrow cricket pitch are located to the rear of the plot with private gated access to the green open space.





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TOTAL FLOOR AREA : 1820 sq.ft. (169.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, 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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