



A THREE BEDROOM DETACHED HOME WITH SCOPE TO FURTHER EXTEND (STPP)

Kingsfield Avenue, North Harrow, HA2 6AR

ROBSONS

**ENTRANCE HALLWAY • GROUND FLOOR
SHOWER ROOM & WC • LARGE LIVING /
DINING ROOM • LOUNGE • KITCHEN/
BREAKFAST ROOM • THREE BEDROOMS •
FAMILY BATHROOM • SEPARATE WC • WELL-
MAINTAINED GARDEN • OFF-STREET PARKING
• SOLAR PANELS INSTALLED • GARAGE • SCOPE
TO FURTHER EXTEND (STPP)**

Description

A generously proportioned, three bedroom, two bathroom, detached family residence with scope to further extend (STPP), situated within equal distance of both North Harrow and Harrow Town Centre, as well as being within easy reach of both Pinner and Rayners Lane. The property is well served by local schooling, perfect for families.

The ground floor comprises an entrance hallway with a generous store/cloak cupboard, as well as a guest WC & shower room. There is a large, double length living/dining room with a bay window to the front and patio doors to rear allowing access to the garden. There is also the added benefit of an additional, front aspect lounge which could alternatively be utilised as a home office or guest bedroom. Completing the ground floor is an open-plan kitchen / breakfast room featuring a range of fitted units providing ample storage space, an integrated hob, oven & microwave, and a good size dining area





To the first floor there are three well-appointed bedrooms with two boasting fitted wardrobes, a family bathroom with a bath tub and a walk-in shower, and a separate WC.

Externally this family home features a well-presented rear garden that is laid to lawn with a sheltered patio area allowing you to enjoy the garden all year round. The front of the property has a carriage driveway allowing off-street parking for several cars and a garage.

Location

Situated off Pinner View, this property is a short distance from North Harrow's amenities, with Harrow Town centre close by offering a vast selection of shops, restaurants, coffee houses and supermarkets. For commuters, North Harrow Station, West Harrow Station and Harrow-on-the-Hill Station all offer a regular service into Central London via the Metropolitan Line, while nearby Harrow & Wealdstone Station also offers the Bakerloo Line and Overground services. The area is well served by local primary and secondary schooling, children's parks/play areas, and outdoor spaces including Harrow Recreational Ground.

Additional Information

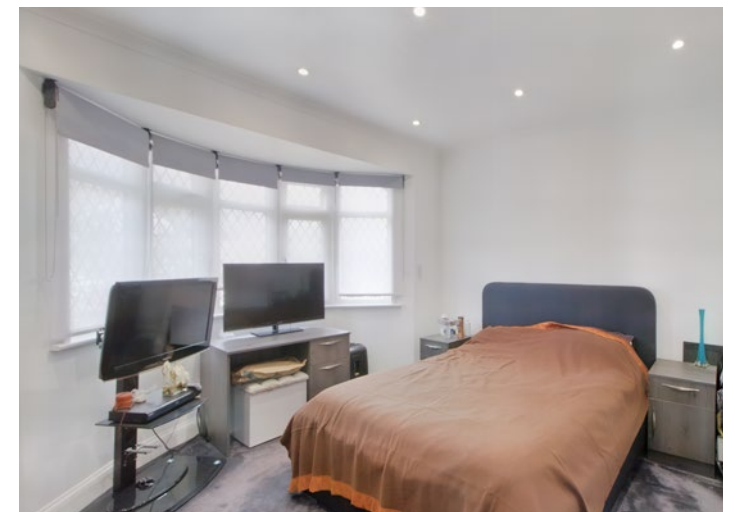
Guide Price: Price on Application

Tenure: Freehold

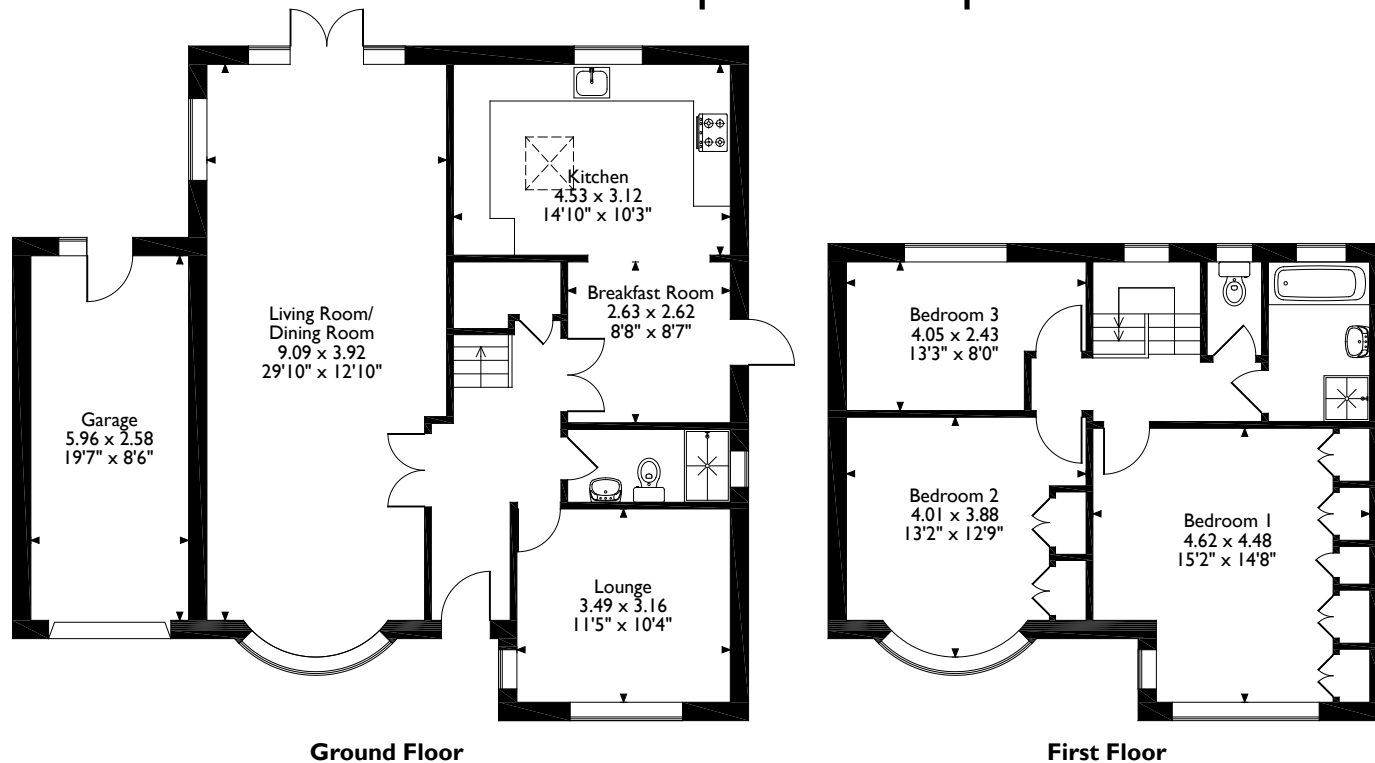
Local Authority: London Borough of Harrow

Council Tax: Band F

Energy Efficiency Rating: Band C



Kingsfield Avenue, Harrow
Approximate Gross Internal Area
Main House = 139 Sq M/1496 Sq Ft
Garage = 15 Sq M/161 Sq Ft
Total = 154 Sq M/1657 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.



1 High Street, Pinner, Middlesex, HA5 5PJ
Tel: 0208 866 8083 Pinner@robsonswb.com
www.robsonswb.com

www.the-londonoffice.co.uk
40 ST JAMES'S PLACE SW1