



**Andrew Pearce**  
PINNER



WOODWAY CRESCENT, HARROW, MIDDLESEX, HA1 2NQ

Offers in excess of £750,000



**The property is a spacious, bright three bed roomed, halls adjoining semi-detached home in a premier HA1 residential area. Whilst this quiet Crescent is tucked away from the hustle and bustle of Harrow on The Hill, Harrow High Street and Kenton Road, it is also unique in its close proximity to all their amenities and transport links. This premiere residential address is perfect for a young family or a couple. The Crescent provides a haven of quietness to its residents both day and night. Woodway Crescent's adjoining road is Gerard Road.**

The property entrance opens into a hallway with under stair storage, and leads to a spacious Reception room, separate Dining room with full length patio doors that open to a peaceful patio and garden, a fully equipped kitchen with fitted cupboards on both sides with space for a family breakfast table and a door that leads to a spacious side patio ideal for barbeques or potting plants etc, the side patio leads into a peaceful garden. The kitchen leads into a bright utility room.

Stairs from the entrance hall leads to the first floor that offers three spacious bedrooms. The master bedroom, a double bedroom, benefits from a large bay window and built-in wardrobes from Hammonds, bedroom two, a double bedroom, also benefits from having built in wardrobes from Hammonds and plenty of space. The third bedroom has plenty of room for 1 to 2 persons to share (single or bunk beds) including sufficient room for a dressing table, wardrobe and side table, it also works well as an office room/study or nursery. Completing the first floor is a bright family bathroom, separate toilet and walk in airing cupboard with shelves for storage.

To the rear of the house leading from the kitchen door is a peaceful garden, ideal for relaxation, entertaining, with plenty of space for children to play. To the rear of the house is the Belmont Trail a conservation area for wild flowers, birds, and butterflies etc.

In the front of the house, you have a garden and to the rear of the garage is a door leading to the side patio and garden. There is scope for extension to the side and rear subject to planning permission.

#### **In Close proximity (walking distance) to**

- Harrow on the Hill underground and Overground Station 0.9 miles (Chiltern/Met Line)
- Harrow on the Hill Bus Station 0.9 miles
- Kenton Underground 0.2 miles (Bakerloo Line)
- Kenton Overground 0.2 miles
- Northwick Park Station 0.4 miles
- House located for fast/direct transport routes + road links to Central London, West End, City of London, Amersham, Chesham, Uxbridge, Watford, Wembley Stadium/Arena/Outlets, Brent Cross, Costco, Heathrow, M25/M1 etc, direct train lines to train hubs: St Pancras International, Marylebone, Kings Cross, Euston Station, Harrow & Wealdstone

#### **Education facilities:**

- State High Schools 0.3 to 1.6 miles
- Harrow School (Private) 0.9 miles
- University of Westminster /Lowlands College 1mile
- Infant & Primary Schools 0.4 miles
- Nursery 0.3 miles

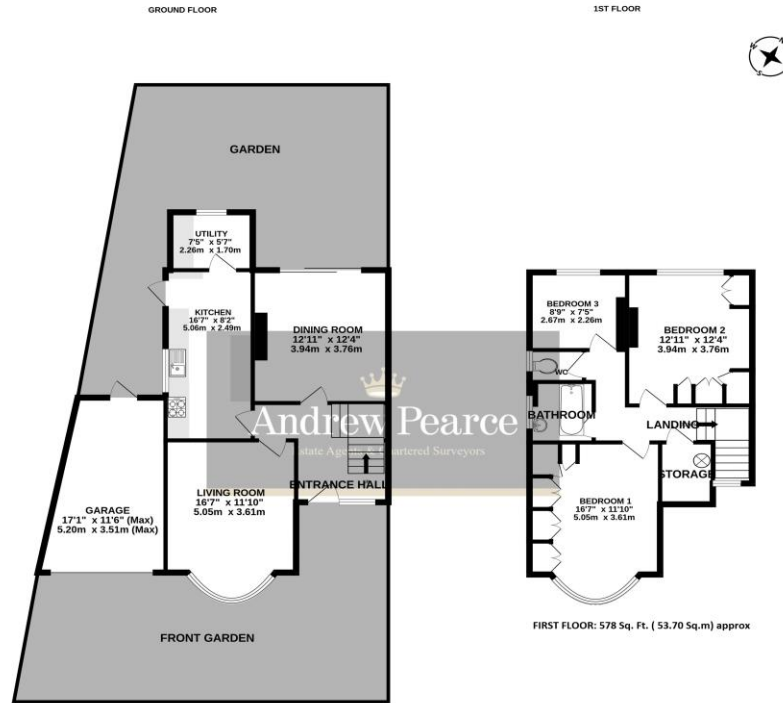
#### **Amenities:**

- St Anns, St Georges Shopping Centres, Harrow on the Hill High Street
- Hospitals: Northwick Park, St Marks Hospital and Clementine Churchill Hospital
- Supermarkets: Sainsbury, Tesco, Lidl, Iceland, Waitrose, Marks & Spencer
- Northwick Park Golf Course and Harrow School Golf Club/Tennis Clubs/Courts









GROUND FLOOR : 805 Sq.Ft. (74.78. sq.m.) approx. including garage

FIRST FLOOR: 578 Sq. Ft. ( 53.70 Sq.m) approx

WOODWAY CRESCENT, HARROW, HA1 2NQ  
**TOTAL FLOOR AREA: 1383 Sq.ft ( 128.48 sq.m) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 a guide for only prospective purchase. The services, fixtures and appliances shown here are not guaranteed and no guarantee as to their operability or efficiency can be given. Made with Metropac (2022)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	58   D	
39-54	E		
21-38	F		
1-20	G		