



  
**Andrew Pearce**  
PINNER

NORWOOD DRIVE, , HA2 7PE

## Semi-Detached House

The accommodation comprises:

Entrance porch, hallway, leading through to a spacious living room with a front aspect bay window. The living room leads through a large dining room with fitted cupboards. The impressive kitchen, which forms part of the ground floor extension, is extensively fitted with a range of units and provides pleasant views over the rear garden. A fully double glazed conservatory and a ground floor bedroom with en-suite completes the ground floor layout.

To the first floor, the landing leads through to two double bedrooms, a good size single third bedroom and a modern family bathroom. and an additional WC.

To the second floor, the loft has been expertly converted into a further double bedroom.

Outside, the private driveway to the front provides off street parking for up to three cars. To the rear, the picturesque garden is well established with a variety of shrubs, a neat lawned area, a patio and timber decking, all set within fenced boundaries.

The property was improved in 2016 with new double glazing, still under guarantee, a new roof, and a replacement boiler.

Norwood Drive is a quiet tree lined road, located within a short walk of North Harrow Metropolitan line station and Rayners Lane Metropolitan /Piccadilly line station and the property is situated within the catchment of St John Fisher, Nower Hill and Longfield Schools.



GROUND FLOOR  
990 sq.ft. (92.0 sq.m.) approx.



1ST FLOOR  
516 sq.ft. (47.9 sq.m.) approx.



2ND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 1829 sq.ft. (169.9 sq.m.) approx.



