



**AN EXTENDED 6 BEDROOM, 2 BATHROOM FAMILY HOME WITH NO ONWARD CHAIN**

Woodlands, North Harrow, HA2 6EN

**ROBSONS**

# AN EXTENDED 6 BEDROOM, 2 BATHROOM FAMILY HOME

Woodlands, North Harrow, HA2 6EN

**NO ONWARD CHAIN • ENTRANCE PORCH & HALLWAY • THREE RECEPTION ROOMS • GENEROUS KITCHEN/BREAKFAST ROOM • SIX BEDROOMS • TWO BATHROOMS (ONE GROUND FLOOR) • PRIVATE GARDEN • OFF-STREET PARKING**

## Description

Available to the market with no onward chain is this well-proportioned six bedroom, two bathroom, extended family home situated close to local amenities, schools and excellent transport links.

The ground floor comprises an entrance porch and hallway with stairs to the first floor and access to all the main living areas. There is a large, through living/dining room with adjoining doors through to a generous kitchen/breakfast room. The kitchen offers a variety of modern units with integrated appliances, ample storage space and sliding doors opening out to the garden. Off the kitchen is a further hallway leading to an additional lounge (also accessed via the main hallway), a ground floor bedroom and a three-piece bathroom.





To the first floor there are four double bedrooms, a single bedroom and a family bathroom.

Externally this extended home has a private rear garden that is part lawn and part patio, with a garden shed for storage. To the front there is a driveway allowing off-street parking.

### **Location**

Situated off Pinner Road, this property is within walking distance of North Harrows amenities as well as being just a short distance from both Pinner and Hatch End. For commuters, nearby North Harrow Station provides a frequent service into London via the Metropolitan Line, with Headstone Lane and Hatch End Stations providing the Overground services. There is also easy access to a number of local bus routes.

The area is well served by primary and secondary schooling with St. John Fisher Primary School and Nower Hill High School close by.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

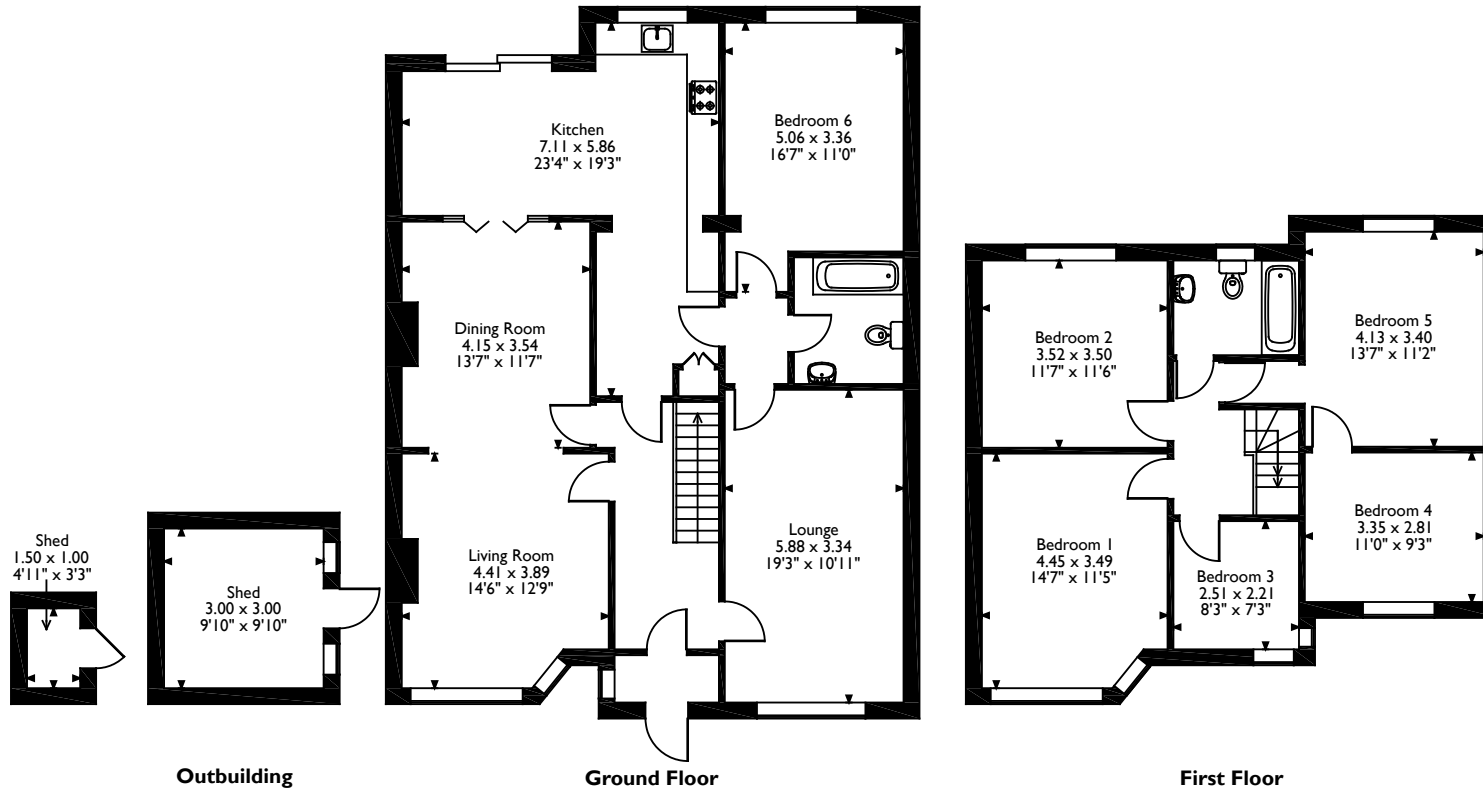
Local Authority: London Borough of Harrow

Council Tax: Band F

Energy Efficiency Rating: Band C



Woodlands, Harrow  
 Approximate Gross Internal Area  
 Main House = 185 Sq M/1991 Sq Ft  
 Outbuildings = 11 Sq M/119 Sq Ft  
 Total = 196 Sq M/2110 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](http://www.robsonswb.com)



Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.