



**A DETACHED MODERN & BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME**

Suffolk Road, North Harrow, HA2 7QQ



- **THREE RECEPTION ROOMS/STUDY • DINING ROOM • KITCHEN/BREAKFAST ROOM**
- **UTILITY ROOM • GUEST WC • FOUR BEDROOMS • FAMILY BATHROOM**
- **PRIVATE REAR GARDEN • OFF STREET PARKING**

A great opportunity to acquire a detached modern and well presented four bedroom, extended family home with generously proportioned interiors, an attractive rear garden with mature trees providing privacy and a good sized front drive with off-street parking for multiple cars. This detached property is positioned in a popular location close to local amenities, excellent schools and very good transport links. Planning permission and building regulations approved to create more space.

The ground floor comprises of a welcoming entrance hallway with stairs leading to the first floor, a light filled, front aspect reception room with bay window, a modern dining room which effortlessly flows through to a kitchen/breakfast room offering a range of both base and wall units with integrated appliances with ample storage space and French doors opening out to the garden, a second reception room with large bay window overlooking the garden and further set of French doors leading to the garden and third reception room/study. Completing the ground floor is a spacious utility room and guest WC.





To the first floor there are four well-appointed bedrooms with the master benefiting from fitted wardrobes and a modern family bathroom.

Externally, this sizeable family home boasts a beautiful, private and an extensive rear garden that is laid to lawn with a variety of mature shrubs and a raised decking area perfect for alfresco dining in the summer months and a pathway leading to two garden sheds. To the front there is a driveway providing off-street parking of several cars.

### **Location**

Situated within walking distance of North Harrow's amenities and a 5 minute walk to North Harrow Station (Metropolitan Line). Harrow Town Centre is just a short distance away as is Pinner, Rayners Lane and Eastcote, all of which offer a variety of shopping facilities and transport links. The area is well served by excellent/outstanding local primary and secondary schools with children's playgrounds and recreational facilities.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

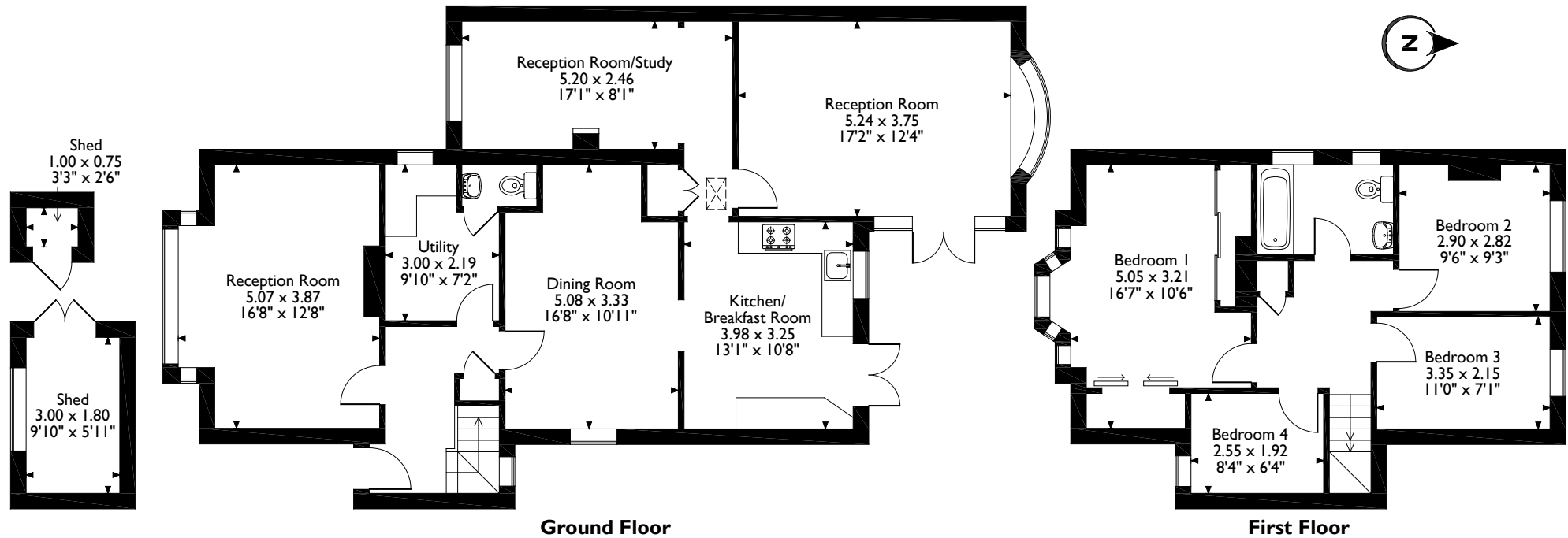
Local Authority: London Borough of Harrow

Council Tax: Band G

Energy Efficiency Rating: Band C



Suffolk Road, Harrow  
 Approximate Gross Internal Area  
 Main House = 150 Sq M/1615 Sq Ft  
 Outbuildings = 6 Sq M/65 Sq Ft  
 Total = 156 Sq M/1680 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.