




Andrew Pearce
PINNER

HAWTHORN DRIVE, HARROW, HA2 7NX **£680,000**



A traditional style, bay fronted three bedroom 1930's built three bedroom semi detached family home occupying a quiet position on a pleasant residential road, within walking distance of North Harrow and Rayners Lane stations.

The accommodation comprises: Entrance hallway, leading through to a spacious through living / dining room with front aspect bay window and patio doors to the rear garden. Further off the hallway is the kitchen, which is fitted with a range of modern wall and base units, with ample counter tops and an integrated oven and hob. A side door leads through to a very useful storage room, with access to the access to the garage.

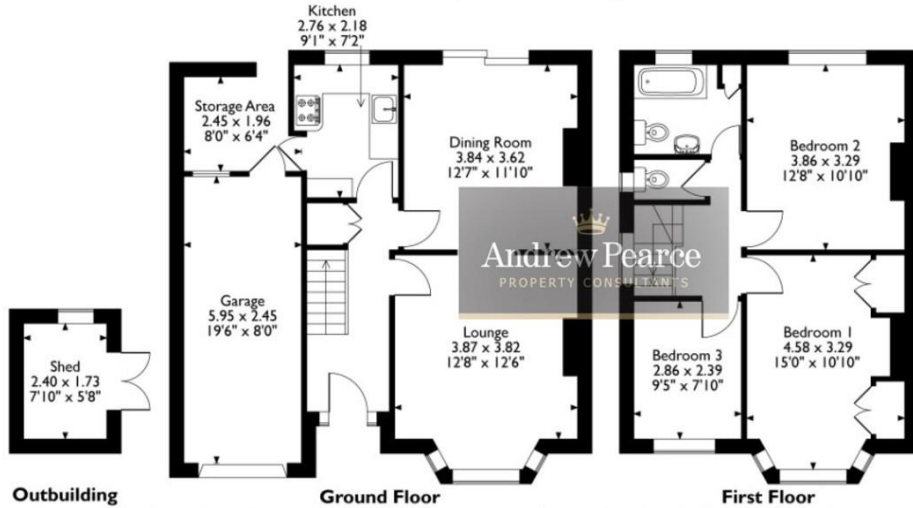
To the first floor the landing leads through to the principal bedroom, which a good size double room with fitted wardrobes and a front aspect bay window. The second double bedroom is to the rear and there is a front aspect single bedroom. The family bathroom features a modern three piece suite consisting of a large corner bath, sink unit and W.C., neatly finished with tiled walls and flooring. In addition, there is a further separate W.C.

Outside, the private driveway to the front provides off street parking and access to the attached garage. The remainder of the front garden is laid to lawn with a dwarf wall boundary.

To the rear, the garden extends to circa 75 ft. in length and is neatly laid to lawn, with a paved patio and fenced boundaries.

Hawthorne 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.

Hawthorn Drive, Harrow
 Approximate Gross Internal Area
 Main House = 109 Sq M/1173 Sq Ft
 Outbuilding = 4 Sq M/43 Sq Ft
 Total = 113 Sq M/1216 Sq Ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

