



Andrew Pearce  
PINNER

FERRING CLOSE, HARROW, HA2 0AR

£665,000

**An impressive, 4/5 bedroom semi detached chalet bungalow occupying a tranquil cul-de-sac location, adjacent to Harrow School Cricket fields, within walking distance of Whitmore School and Harrow Town Centre.**



The property features extended accommodation, providing spacious open plan living areas, a large, fitted kitchen/family room and additional bedrooms.

The interior layout comprises: Fully enclosed entrance porch, entrance hallway, leading through to a front aspect living room which could double up as an additional bedroom. Further off the hallway is the extended kitchen which is extensively fitted with a range of contemporary units and integrated appliances, with marble counter tops and breakfast bar. The kitchen is open plan to the sizeable rear living room which overlooks the garden.

The ground floor also accommodates a double bedroom with fitted wardrobes, a large single bedroom and a contemporary shower room, neatly finished with tiled walls and flooring.

To the first floor, the original loft space has been expertly converted to provide a large double bedroom to the rear, a further smaller bedroom / home office and a contemporary family bathroom with tiled walls and flooring.

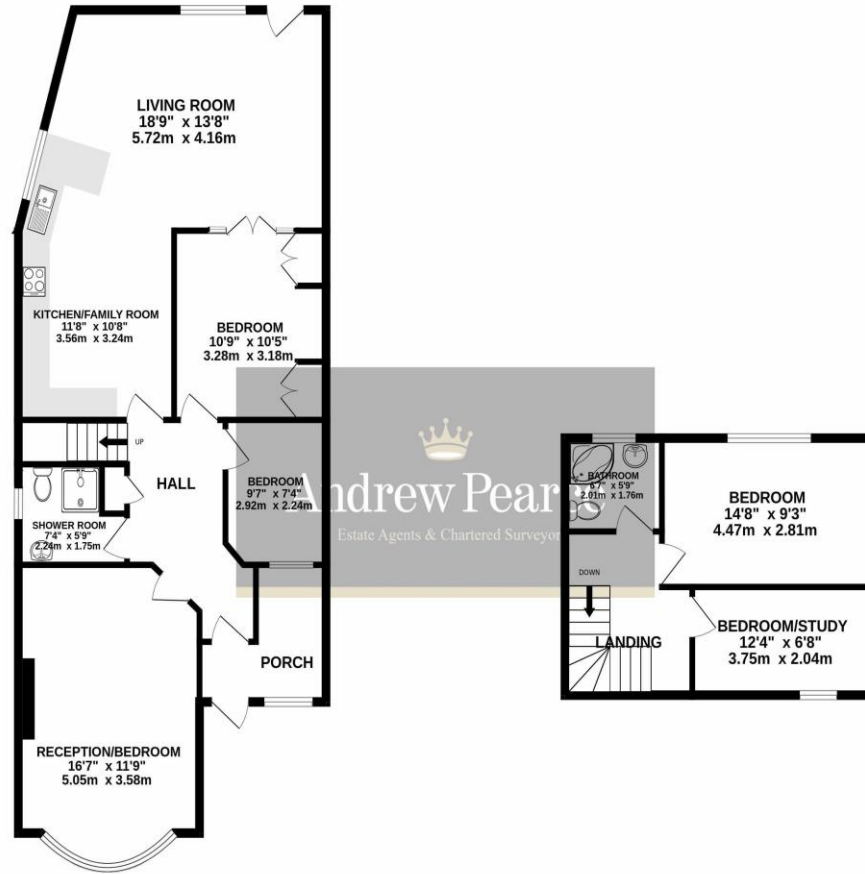
Outside, the private block paved driveway provides off street parking for two cars and a gated side passageway provides access to the rear. The garden to the rear is laid to lawn with raised decking, featuring a very useful storage area beneath, along with access to a cellar below the main living room.

The property has been fully modernised in recent years and features additional interior and exterior insulation, making this a highly energy efficient home.



Ferring Close is a highly sought after location, being within walking distance of the multiple shopping and transport facilities at central Harrow, including Harrow on the Hill Metropolitan Line station. The area is well served with numerous highly rated schools including Vaughan Primary and Whitmore High, which is within a short stroll, St. Anselm's Catholic Primary and John Lyon. Nearby green open space includes West Harrow Park, Cunninham Park and the lower slopes of Harrow on the Hill.

Harrow is a sizeable town with two covered shopping centres and many High Street stores as well as excellent road links to the surrounding area and London airports. Leisure facilities include multiple restaurants, bars, a cinema and golf courses. The delightful Conservation Area of Harrow on the Hill is within walking distance where many local residents enjoy time at the upmarket coffee shops, cocktail bars and pub restaurants, all of which combines to make the area a great lifestyle choice.



GROUND FLOOR  
982 sq.ft. (91.2 sq.m.) approx.

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TOTAL FLOOR AREA : 1316 sq.ft. (122.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
334 sq.ft. (31.1 sq.m.) approx.

Andrew Pear  
Estate Agents & Chartered Surveyors



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

