



  
**Andrew Pearce**  
PINNER

**CHATSWORTH GARDENS, HARROW, MIDDLESEX, HA2 0RS** **£595,000**





**A traditional three bedroom semi-detached 'Wimpy' built family home constructed during the 1930's. The property occupies a prime residential location, quietly situated, yet convenient for shopping and transport facilities.**

The accommodation comprises: Entrance porch, hallway, leading through to a spacious through living / dining room with a front aspect bay window and patio doors to the garden. Further off the hallway to the rear and completing the ground floor layout is the fitted kitchen, featuring a range of wall and base units.

To the first floor, the landing leads through to the principal bedroom with a bay window to the front aspect. The second double bedroom to the rear features fitted wardrobes and overlooks the garden and the single third bedroom is located to the front. Completing the overall layout is the family bathroom, featuring a three piece suite.

Access to the loft is via the hatch on the landing and it would lend itself, ideally, for conversion into a further double bedroom with en-suite, subject to the usual consents.

The property occupies a generous plot, with the private driveway to the front providing off street parking and access to the garage. The remainder of the front garden is laid to lawn. To the rear, the well-established garden extends to circa 45 ft. in length and is laid to lawn with a variety of shrubs, a patio area and timber shed, all set within fenced boundaries.

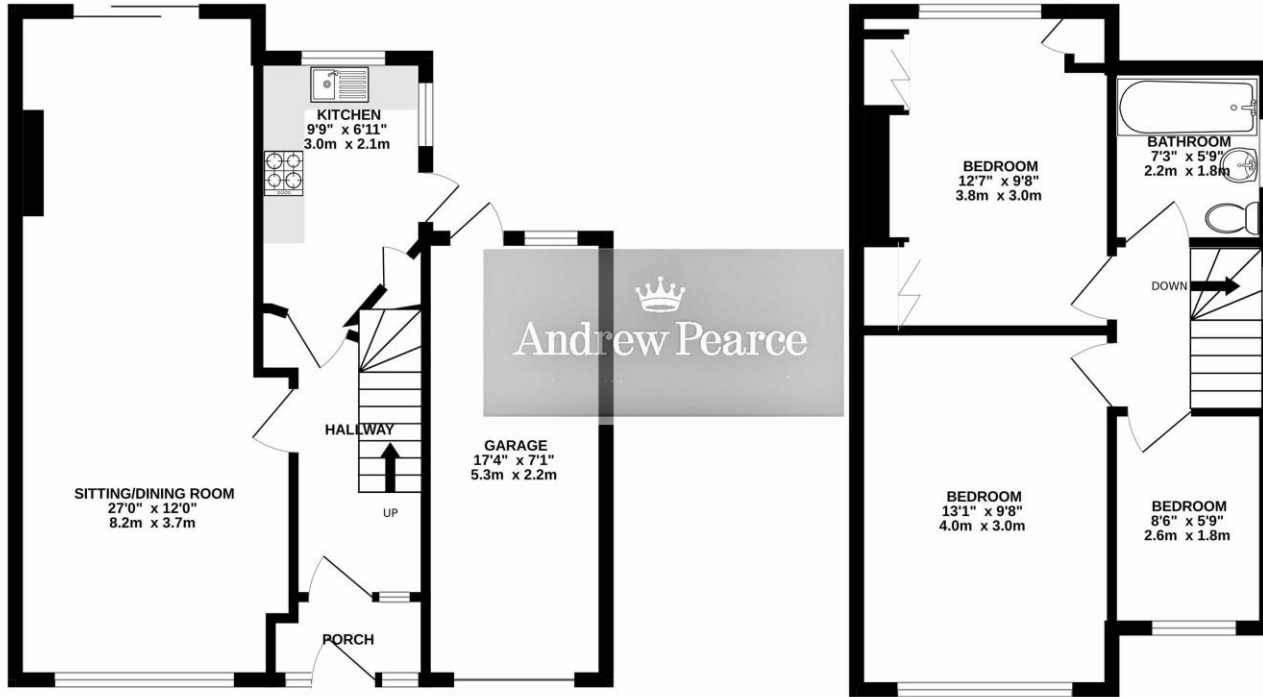
The property also offers scope to extend, double storey to the side and single storey to the rear, subject to the usual planning consents

Chatsworth Gardens is a quiet cul-de-sac and the property enjoys the benefit of being within walking distance of North Harrow, West Harrow and Rayners Lane tube stations. Central Harrow's multiple shopping and transport facilities are also close by and Whitmore, Longfield and Grange Schools are within walking distance.



GROUND FLOOR  
531 sq.ft. (49.3 sq.m.) approx.

1ST FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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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