



PARK DRIVE, NORTH HARROW, MIDDLESEX, HA2 7LT £700,000



**A classic, halls adjoining, 'Reid' built three bedroom semi detached family home, occupying a prime location, quietly situated, yet convenient for local amenities.**

The accommodation comprises: Entrance porch, hallway, leading through to a front aspect sitting room with a large bay window. Further off the hallway is the rear aspect dining room which overlooks the garden. The kitchen is fitted with wall and base units and a utility room and W.C. complete the ground floor layout.

To the first floor, the spacious landing provides access to all rooms including a large principal bedroom with a front aspect bay window and fitted wardrobes, a second double bedroom and a good size third bedroom. Completing the overall layout is the bathroom and separate W.C.

Outside, the front garden features a lawned area, a variety of shrubs and a mature Palm tree. The private driveway provides off street parking and access to the garage.

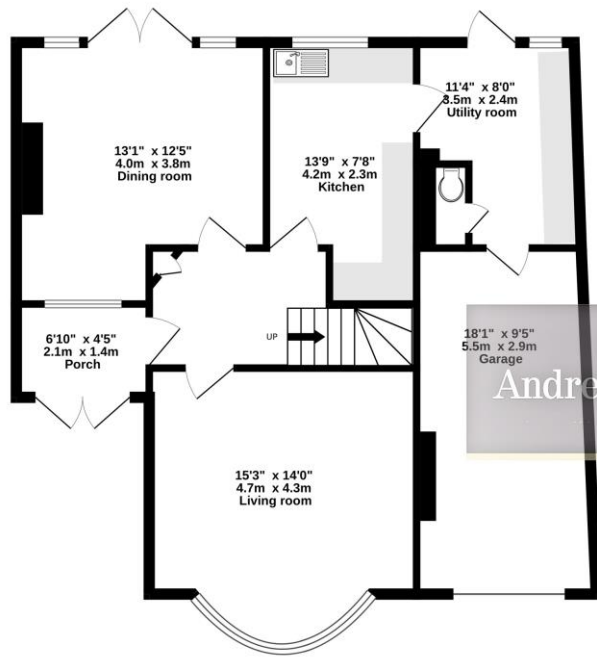
To the rear, the magnificent cottage style garden is very private and consists of a neat lawned area, along with borders housing a vast array of well established shrubs and a patio area, all set within fenced boundaries. The property backs on to Rayners Mead Park, which is family friendly green open space.

Park Drive is located within a short walk of the shopping and transport facilities at Rayners Lane including the Metropolitan and Piccadilly line stations. North Harrow's amenities are also within walking distance. Pinner Village, with its historic High Street and a variety of boutique shops, restaurants, coffee houses and popular supermarkets is within a short drive.

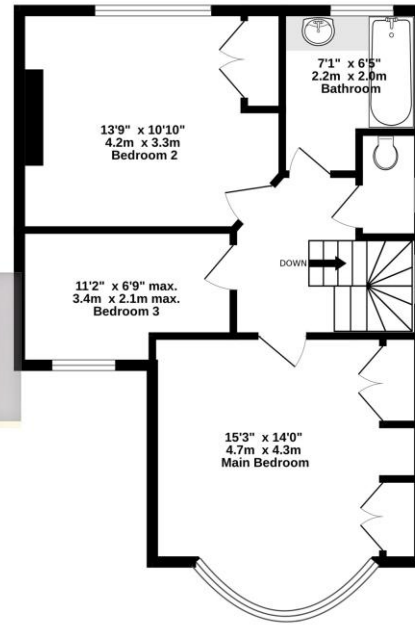
There are very highly regarded primary and secondary schools nearby including Longfield and Cannon Lane Primary, Buckingham Preparatory and both Nower Hill and Whitmore High schools.



GROUND FLOOR  
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR  
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 1332 sq.ft. (123.8 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 56 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

