



EDWARD ROAD, HARROW, HA2 6QB £665,000



**A stylish three bedroom semi-detached house with garage own drive, presented with smart contemporary interiors, occupying a quiet position on a pleasant tree lined road.**

The property features a generous floorplan and with fresh interiors and high quality flooring, the accommodation comprises:

Entrance hallway, leading through to a good size through living / dining room, with a classic fireplace. Further off the hallway is the contemporary kitchen, extensively fitted with a range of units, with ample counter tops and integrated appliances, neatly finished with tiled walls and flooring.

To the first floor, the spacious landing leads through to the front aspect principal bedroom, featuring fitted wardrobes, a second, rear aspect double bedroom and a single third bedroom. The contemporary family bathroom consists of a modern white suite including a bath and pedestal wash basin, with tiled walls and flooring providing the finishing touch. A separate W.C. completes the first floor layout.

The loft can be accessed via the landing hatch and it would lend itself, ideally, for conversion into a further bedroom with en-suite.

Outside, the private driveway provides off street parking and access to the garage and is neatly finished with block paving, a lawned area and dwarf wall boundaries.

To rear, the picturesque garden approaches 70 ft. in length and features a paved patio area, a large expanse of lawn with borders housing a variety of shrubs, and a timber shed, all set within fenced boundaries.

The plot provides scope to extend, full width to the rear and double story to the side, subject planning approval.

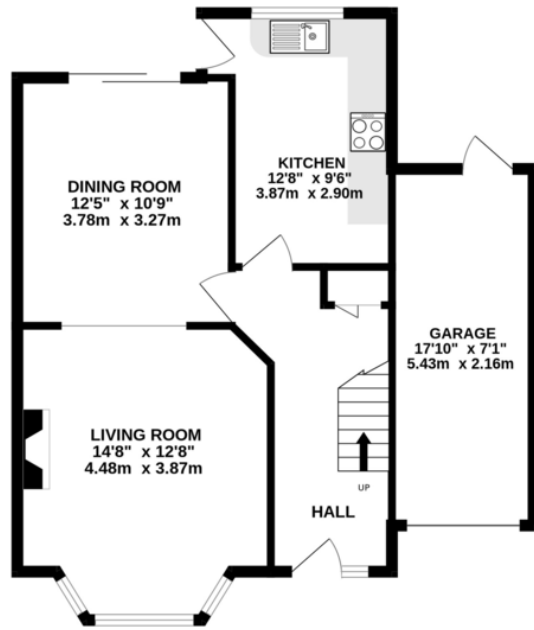
Edward Road is a pleasant, tree lined road off Parkside Way. Local schools include Whitefriars and Pinner Park Primary and Hatch End, Nower Hill and Shaftesbury High schools. For transport, the nearest stations are Headstone Lane and Harrow & Wealdstone. Harrow on the Hill and North Harrow Metropolitan Line stations are within a short drive.

**Offered For Sale 'CHAIN FREE'**

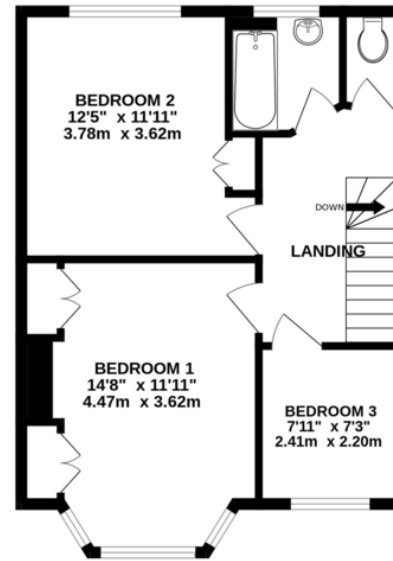
**Council Tax Band E - £ 2794.40**



GROUND FLOOR  
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1111 sq.ft. (103.2 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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