



AN EXCEPTIONAL 4 BEDROOM EXTENDED HOME WITH A SIZEABLE REAR GARDEN

Headstone Lane, North Harrow, HA2 6JL

ROBSONS

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**DOUBLE LENGTH RECEPTION ROOM •
STYLISH KITCHEN • UTILITY ROOM • STUDY •
FOUR BEDROOMS • THREE BATHROOMS •
IMPRESSIVE REAR GARDEN • OFF-STREET
PARKING • SCOPE TO FURTHER EXTEND (stpp)**

Description

A beautifully presented four-bedroom, three-bathroom extended family home, offering in excess of 2,600sq. ft., with stylish interiors and a fantastic rear garden. This property is positioned within easy reach of local amenities, schools and excellent transport links.

The ground floor comprises a superb entrance hall that is full of natural light, with access through to a double length reception room that is currently presented as a front aspect lounge with a dining area to the rear. The room features a lovely curved bay window, with a character fireplace and adjoining doors through to the conservatory. A bespoke kitchen can be found to the rear of the ground floor, with a generous utility room and a guest WC. Completing the ground floor is a bright and spacious study.





To the first floor there are two well-appointed double bedrooms with one benefiting from an en-suite shower room, a further bedroom and a modern family bathroom with a separate WC. The second floor hosts a third double bedroom, a family shower room, and eaves storage space.

Externally, this family home boasts an impressive rear garden that is laid to lawn, with a patio area and a seating area to the rear, perfect for entertaining and alfresco dining in the summer months. The garden backs local playing fields, which gives a great sense of privacy and tranquillity. Off-street parking is available to the front of the property via your own driveway.

Location

Headstone Lane is just a short distance from Pinner, Hatch End, and North Harrow High Streets, which all provide a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. There are a number of local schools close by, including Pinner Park Primary School and Nower Hill High School, which are both within walking distance. For commuters, nearby Headstone Lane Station provides the Overground services, with North Harrow and Pinner Underground Stations providing the Metropolitan Line. There are plenty of children's parks /playgrounds close by, as well as open spaces including Headstone Recreation Ground.

Additional Information

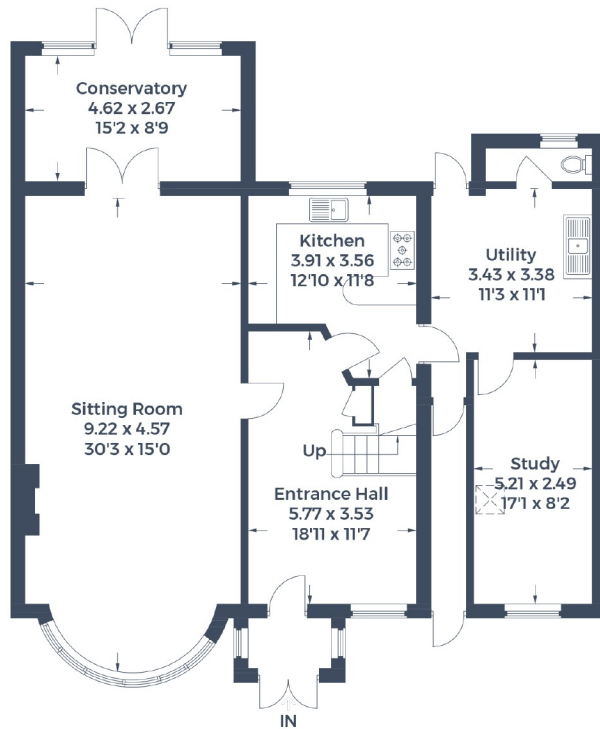
Local Authority: London Borough of Harrow

Council Tax: Band G

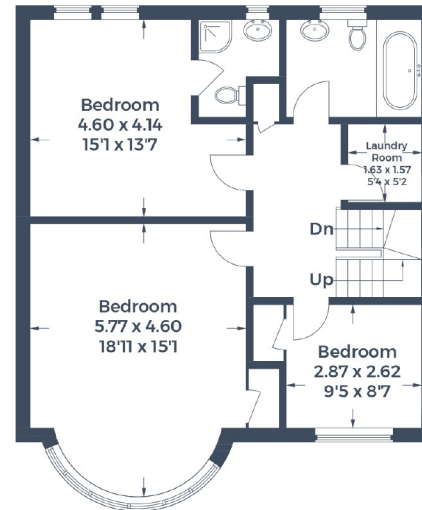
Energy Efficiency Rating: E



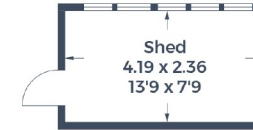
Approximate Gross Internal Area
 Ground Floor = 125.3 sq m / 1,349 sq ft
 First Floor = 74.8 sq m / 805 sq ft
 Second Floor = 43.8 sq m / 471 sq ft
 Sheds = 20.7 sq m / 223 sq ft
 Total = 264.6 sq m / 2,848 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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