



  
**Andrew Pearce**  
PINNER

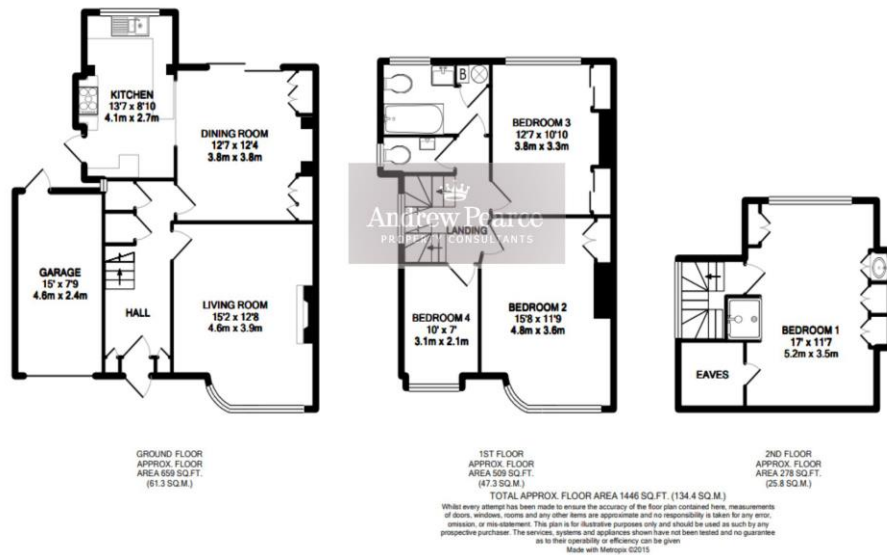
THE RIDGEWAY, NORTH HARROW, HA2 7QN £834,900





## Key Features

- Larger style four bedroom semi detached house
- Classic 1930's design features
- Two good size reception rooms
- Generous floor plan 1446 sq. ft.
- Fresh interiors
- 110 ft. South facing rear garden
- Local Authority: London Borough of Harrow
- Council Tax: Band E - £2,794.40 per annum
- Prime residential location, highly sought after and quiet, within walking distance of Pinner, North Harrow and Rayners Lane tube stations
- Nearby schools include Cannon Lane, St. John Fisher, Longfield, Nower Hill and Whitmore
- Substantial plot providing considerable scope to extend further (stpp)
- Tenure Freehold
- Chain free Sale



The property, originally constructed during the 1930's, features a well planned interior layout and features a loft conversion providing a spacious principal bedroom with shower and wash basin. The accommodation is presented in excellent order, with fresh neutral décor throughout and comprises:

Entrance hallway, leading to the front aspect living room with a feature brick fireplace and bespoke fitted cabinets providing a pleasing focal point. Further off the hallway to the rear is the dining room, also with bespoke fitted cabinets. The fitted kitchen is open to the dining room and features a range of modern wall and base units and integrated appliances. A freestanding stainless steel range cooker is included.

To the first floor, the landing provides access to all rooms, including the front aspect double bedroom, a second double bedroom to the rear, both of which enjoy fitted wardrobes and a good size single third bedroom. A stylish family bathroom, neatly finished with tiled walls and flooring completes the first floor layout.

The original loft space has been expertly converted into the principal bedroom, which is a large double room with a rear aspect dormer window, allowing plenty of natural light to flow through. This room also features a shower and washbasin, along with a range of bespoke wardrobes.

Outside, the private driveway to the front provides off street parking for two cars and access to the garage. To the rear, the neat south west garden facing extends to circa 110ft.in length and features a paved patio with steps down to a neat lawned area with shrub borders, mature trees and two timber sheds, all set within fenced boundaries. The highly favoured south westerly aspect provides Sun to the rear of the property for most of the day at the height of summer.

The substantial plot provides considerable scope to extend, potentially double storey to the side and single storey to the rear up to six metres, subject to planning approval.

The Ridgeway is a quiet tree lined road, much wider than other roads in the vicinity, and the property is set on the elevated section of the road, providing far reaching views to Harrow on the Hill and beyond.





