CAMBRIDGE ROAD, NORTH HARROW HA2 7LE   **£**

A classic three bedroom semi detached family house, occupying a prime location within a short stroll of local amenities and green open space. Chain free sale.

The property is rich with the character of the 1930's and the accommodation comprises:

Entrance hallway, leading through to a spacious front aspect living room and a rear aspect dining room. Further off the hallway to the rear is the kitchen, which is extensively fitted with a range of modern wall and base units and some integrated appliances.

To the first floor, the landing provides access to two double bedrooms, both with fitted wardrobes, a good size single third bedroom and a family bathroom with separate W.C.

Outside, the private driveway provides off street parking and access to the garage. To the rear, the lawned garden extends to circa 80 ft. in length and features a patio area and a variety shrubs. The rear garden backs directly onto Woodlands green open space and as has gated access.
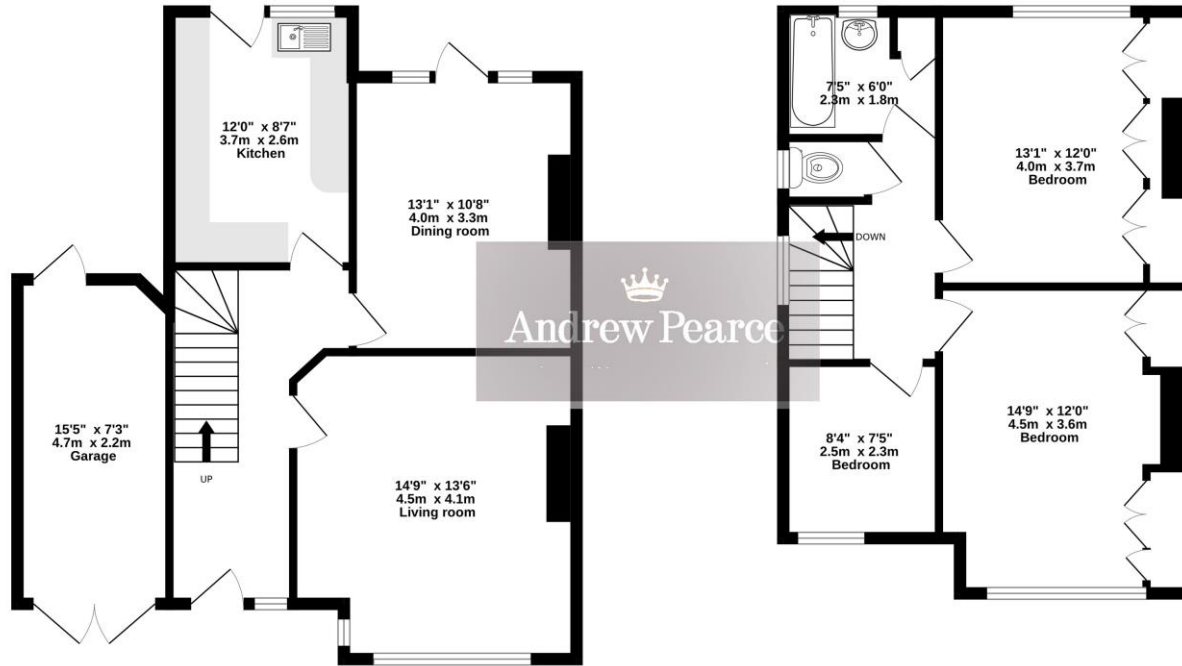
Cambridge Road is a no through road and the property is located within 5 minutres wallk of North Harrow Metropolitan line station. School catchment areas include St John Fisher, and Nower Hill schools.

Chain free sale

GROUND FLOOR
642 sq.ft. (59.6 sq.m.) approx.

1ST FLOOR
504 sq.ft. (46.8 sq.m.) approx.

12'0" x 8'7"
3.7m x 2.6m
Kitchen

13'1" x 10'8"
4.0m x 3.3m
Dining room

15'5" x 7'3"
4.7m x 2.2m
Garage

14'9" x 13'6"
4.5m x 4.1m
Living room

UP

7'5" x 6'0"
2.3m x 1.8m

13'1" x 12'0"
4.0m x 3.7m
Bedroom

DOWN

8'4" x 7'5"
2.5m x 2.3m
Bedroom

14'9" x 12'0"
4.5m x 3.6m
Bedroom

Andrew Pearce

TOTAL FLOOR AREA : 1145 sq.ft. (106.4 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
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