



85


Andrew Pearce
PINNER

TORBAY ROAD, HARROW, HA2 9QG

£675,000



A stylish, six bedroom, two bath / shower room family home occupying a prime residential location on a pleasant tree lined road within the catchment of the highly rated Roxbourne Primary School.

The property features extended accommodation to the ground and second floors, with a 5.5 metre rear addition providing additional living space, and a large kitchen / family room. The overall floor area has been enhanced to 1758 sq. ft. including outbuildings.

The interior layout comprises: Fully enclosed double glazed porch, entrance hallway, leading through to a front aspect bay fronted dining room, open to the large fitted kitchen, which is extensively fitted with a range of contemporary units, integrated appliances, ample counter tops.

To the rear and forming the rear extension is the spacious living room, spanning the full width of the property.

To the first floor, the landing leads through to all rooms including two large double bedrooms, a single third room and a modern family bathroom / W.C.

To the second floor, the original loft has been converted and is arranged as 3 further separate bedrooms. The rooms are divided with stud walls, so the layout could be re- configured with relative ease.

Outside, the private driveway to the front provides off street parking for two cars. A gated side access leads through to the rear.

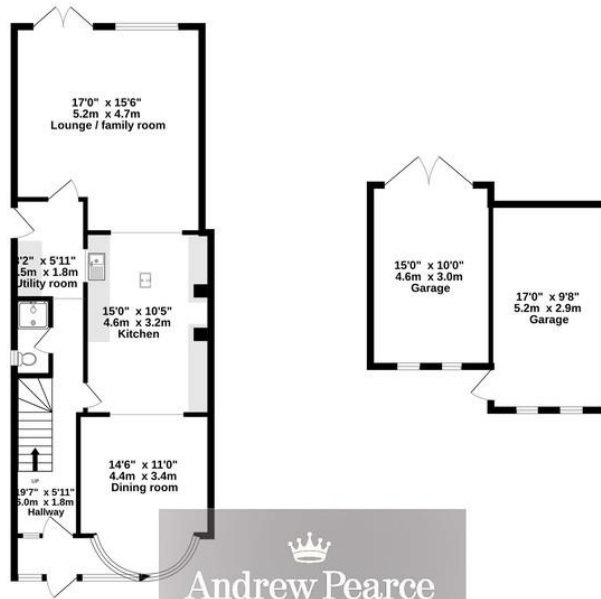
To the rear, the garden enjoys a much favoured south westerly aspect and extends to 80 ft. in length, with a large expanse of lawn, a sheltered patio area and a variety of shrubs, all set within fenced boundaries. A detached double garage is located to the far end of the plot with access via the secure gated service road.

The property is situated within 20 minutes walk of Rayners Lane shopping and transport facilities, including the Met/ Piccadilly line station, and is within just a few minutes walk of Roxbourne Primary School.



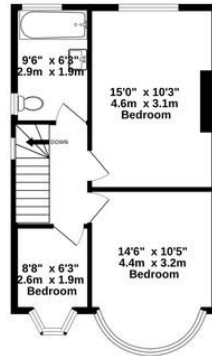


GROUND FLOOR
1033 sq.ft. (95.9 sq.m.) approx.

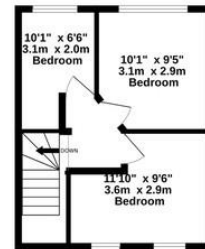


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1ST FLOOR
439 sq.ft. (40.5 sq.m.) approx.



2ND FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 1758 sq.ft. (163.3 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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