



A CHARACTER THREE/FOUR BEDROOM HOME WITH POTENTIAL TO EXTEND (STPP)

Vicarage Way, North Harrow, HA2 7HY

ROBSONS

A CHARACTER THREE/FOUR BEDROOM FAMILY HOME

Vicarage Road, North Harrow, HA2 7HY

ENTRANCE HALLWAY • TWO RECEPTION ROOMS • CONSERVATORY • KITCHEN/BREAKFAST ROOM • UTILITY ROOM • GROUND FLOOR WC & SHOWER • THREE FIRST FLOOR BEDROOMS • GROUND FLOOR BEDROOM/STUDY • FAMILY BATHROOM • PRIVATE REAR GARDEN • OFF-STREET PARKING & GARAGE • SCOPE TO EXTEND (STPP)

Description

A well maintained three/four bedroom, semi-detached family home situated just a short distance from local amenities, schools and excellent transport links. This property offers ample scope to extend (STPP). The ground floor comprises an entrance hallway allowing access to two generous reception rooms, a well-equipped kitchen/breakfast room offering a range of fitted units, and a large conservatory. Completing the ground floor is a utility room that leads to a guest WC with a shower, and a guest bedroom which can alternatively be utilised as a home office/study. To the first floor there are three double bedrooms with one benefiting from fitted wardrobes, a family bathroom and a separate WC.





Externally the property boasts a large, well maintained rear garden that is laid to lawn with a variety of established shrubs and flower beds. There is a patio area for outdoor dining in the summer months, and a good size summer house allowing you to enjoy the garden all year round. To the front of the property there is a driveway providing off-street parking for multiple cars, and a garage.

Location

Located off Imperial Drive, this property is within easy reach of both Rayners Lane and North Harrow Amenities, with Pinner and Eastcote just a short distance away. For commuters, Rayners Lane station provides regular links into the City via the Metropolitan and Piccadilly Line, with nearby North Harrow and West Harrow stations providing the Metropolitan Line. The area is well served by local primary and secondary schooling, children's parks/playgrounds and recreational facilities.

Additional Information

Guide Price: Price on Application

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax: Band E

Energy Efficiency Rating: Band E



Vicarage Way, Harrow
 Approximate Gross Internal Area
 Main House = 148 Sq M/1593 Sq Ft
 Garage = 26 Sq M/280 Sq Ft
 Outbuilding = 23 Sq M/248 Sq Ft
 Total = 197 Sq M/2121 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

ROBSONS

1 High Street, Pinner, Middlesex, HA5 5JP
 Tel: 0208 866 8083 Pinner@robsonswb.com
www.robsonswb.com

www.the-londonoffice.co.uk
 40 ST JAMES'S PLACE SW1

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.