



AN EXTENDED FOUR BEDROOM, THREE BATHROOM FAMILY HOME WITH AN OUTBUILDING

Woodlands, North Harrow, HA2 6EN

ROBSONS

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**KITCHEN / DINER • TWO RECEPTION ROOMS
• FOUR BEDROOMS, THREE EN-SUITES •
OUTBUILDING WITH UNDERFLOOR HEATING
& EN-SUITE • REAR GARDEN • OFF-STREET
PARKING • CATCHMENT FOR ST JOHN FISHER
PRIMARY SCHOOL & NOWER HILL HIGH
SCHOOL**

Description

Offering in excess of 1,900 sq. ft. (including the outbuilding) with four bedrooms, four bathrooms, and three reception rooms, this extended family residence provides the perfect blend of luxury and comfort, with spacious interiors spanning across three floors.

The ground floor comprises an entrance porch opening through to a large, welcoming hallway with stairs to the first floor. Off the hallway is a front-aspect lounge, a generous living room that links the kitchen/diner to the main living areas, and a bedroom (currently utilised as a dressing room) with a modern en-suite shower room. The first floor has been redesigned to create a spacious landing with two double bedrooms, and a four-piece en-suite to one of the bedrooms.





In addition, there is a principal bedroom on the second floor, complete with a third en-suite, and a superb outbuilding with underfloor heating and a further en-suite. The outbuilding provides the ideal space for a family / games room, a home gym or a garden office if required.

Externally, there is a private rear garden that is part lawn and part patio, with off-street parking at the front via your own driveway.

Location

Woodlands is located off Pinner Road, within easy reach of North Harrow, Pinner and Hatch End, all of which provide a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, nearby Pinner and North Harrow Underground Stations provide a regular service into London via the Metropolitan Line, with Headstone Lane and Hatch End Stations providing the Overground service.

The area is well served by primary and secondary schooling, including Nower Hill High School and St John Fisher Primary School, both of which are within walking distance.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: F

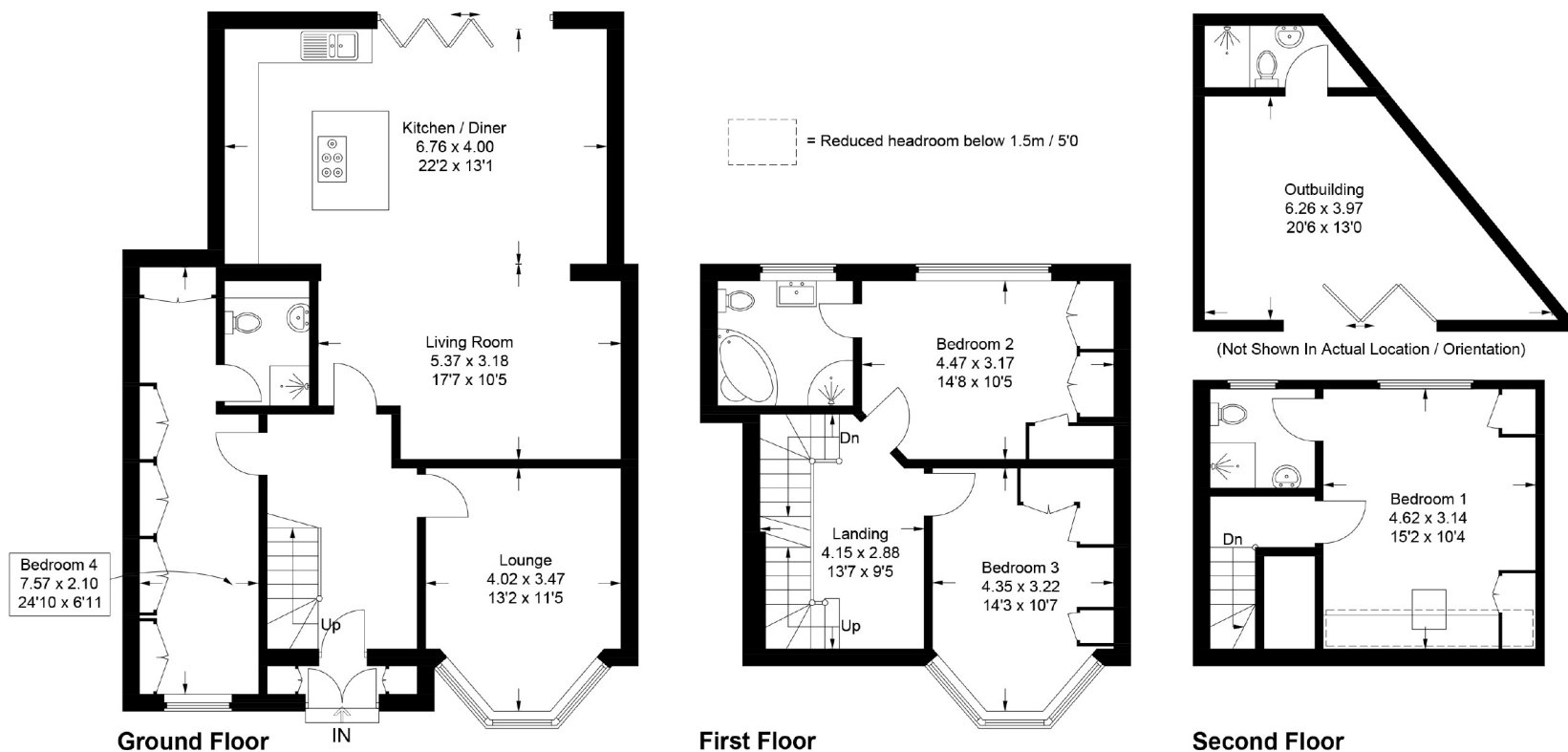
Energy Efficiency Rating: D

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Approximate Gross Internal Area
 Ground Floor = 92.4 sq m / 994 sq ft
 First Floor = 44.4 sq m / 478 sq ft
 Second Floor = 26.4 sq m / 284 sq ft
 Outbuilding = 21.4 sq m / 230 sq ft
 Total = 184.6 sq m / 1,986 sq ft



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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