



**AN EXTENDED FOUR / FIVE BEDROOM, TWO BATHROOM FAMILY HOME**

Woodberry Avenue, North Harrow, HA2 6BE

**ROBSONS**



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**ENTRANCE HALLWAY • GUEST CLOAKROOM •  
TWO RECEPTION ROOMS • KITCHEN / DINER  
• FOUR / FIVE BEDROOMS • TWO BATH /  
SHOWER ROOMS • ATTRACTIVE REAR  
GARDEN • OUTBUILDING • OFF-STREET  
PARKING**

### Description

An extended and well-presented four/five bedroom, two bathroom family home with an attractive rear garden and a summerhouse / games room, situated on a popular road within easy reach of North Harrow's amenities and transport links.

The ground floor comprises an entrance hallway with understairs storage and a guest cloakroom. Off the hallway are two generous reception rooms with adjoining doors enabling you to separate the rooms when required, and an open-plan kitchen / diner with bi-folding doors to the garden. The kitchen features a variety of units with plenty of storage space, a good-sized dining area that links the reception rooms to the kitchen, and two skylights that flood the space with natural light.







To the first floor there are three double bedrooms and a three-piece family bathroom, with an additional double bedroom, a shower room and a study/bedroom on the second floor. The property boasts a beautifully maintained rear garden with a summerhouse currently utilised as a bar / games room. Off-street parking is available at the front of the property via your own driveway.

### **Location**

Woodberry Avenue is just a short distance from North Harrow High Street, with Pinner, Rayners Lane and Hatch End all nearby. For commuters, North Harrow Underground Station provides a regular service into London via the Metropolitan Line, with the overground available at Headstone Lane Station.

The area is well served by primary and secondary schooling, including Pinner Park Primary School, as well as children's playgrounds and recreational facilities.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: D

Energy Efficiency Rating: TBC

For additional information, please refer to [www.robsonsworld.com](http://www.robsonsworld.com) or call us on: 020 8866 8083.





Approximate Gross Internal Area  
 Ground Floor = 64.9 sq m / 699 sq ft  
 First Floor = 48.3 sq m / 520 sq ft  
 Second Floor = 30.3 sq m / 326 sq ft  
 Outbuilding = 18.2 sq m / 196 sq ft  
 Total = 161.7 sq m / 1,741 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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