



AN EXTENDED FOUR BEDROOM, TWO BATHROOM FAMILY HOME WITH SCOPE TO FURTHER EXTEND (STPP)

Farm Avenue, North Harrow, HA2 7LR

ROBSONS

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**EXTENDED • 1,815 SQ. FT • TWO/THREE
RECEPTION ROOMS • KITCHEN & UTILITY •
STUDY • FOUR DOUBLE BEDROOMS • TWO
BATH/SHOWER ROOMS • REAR GARDEN •
SCOPE TO FURTHER EXTEND(STPP) •
LONGFIELD PRIMARY SCHOOL CATCHMENT**

Description

A hall-adjoining four-bedroom, two-bathroom semi-detached property, providing 1,815 sq. ft. across two floors, with a good-sized rear garden and the scope to further extend (STPP). For those seeking convenience, the property is located close to a choice of local high streets, and within walking distance of two underground stations (Metropolitan and Piccadilly Line).

The ground floor comprises an entrance porch and hallway, two/three reception rooms, a kitchen with an adjoining utility, a study and a shower room & WC. In addition, the integral garage can be accessed internally, ideal for storage or converting the space if required.





Four double bedrooms are located on the first floor, with three benefiting from fitted wardrobes, along with a family bathroom and a separate WC. In addition, there is a boarded and insulated loft space.

This property boasts an attractive rear garden that is laid to lawn, with a covered patio area providing the ideal space for alfresco dining. Off-street parking is available at the front of the property, via your own driveway.

Location

Farm Avenue is located off Rayners Lane and Imperial Drive, just a short walk from Rayners Lane and North Harrow High Streets, with Pinner High Street also close by. For commuters, nearby Rayners Lane Station provides both the Metropolitan Line and the Piccadilly Line, with local bus routes also easily accessible.

The area is well served by primary and secondary schooling, including Longfield Primary School and Buckingham Preparatory School, which are a few minutes' walk away.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: F

Energy Efficiency Rating: TBC

For additional information, please refer to www.robsonsworld.com or call us on: 020 8866 8083.



Approximate Gross Internal Area
 Ground Floor = 103.1 sq m / 1,110 sq ft
 First Floor = 65.5 sq m / 705 sq ft
 Total = 168.6 sq m / 1,815 sq ft
 (Including Garage)



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

1 High Street, Pinner HA5 5PJ
 Tel: 020 8866 8083 Email: pinner@robsonswb.com
www.robsonswb.com

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