



**AN ATTRACTIVE FOUR/FIVE BEDROOM, THREE BATHROOM FAMILY HOME IN EXCESS OF 2,000 SQ.FT**

Woodlands, North Harrow, HA2 6EN

**ROBSONS**

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**CONTEMPORARY LAYOUT • TWO RECEPTION ROOMS • KITCHEN/DINER • UTILITY ROOM • FOUR BEDROOMS • STUDY/FIFTH BEDROOM • THREE BATH/SHOWER ROOMS • REAR GARDEN • OFF-STREET PARKING**

### Description

A beautifully presented and well-extended four/five bedroom, three-bathroom family residence, featuring elegant interiors with a thoughtfully designed layout, providing a contemporary yet practical living space for all to enjoy. Situated off Pinner Road, the property offers a most convenient lifestyle, being close to local high streets, transport facilities and local schools, including St John Fisher Primary School and Nower Hill High School.

The ground floor comprises a welcoming entrance hall with stairs to the first floor and a guest WC. There is a superb open-plan living area, perfectly set out to include a sitting room as well as a family lounge, which in turn flows through to a bright and airy kitchen / diner. The kitchen offers a range of units providing ample storage space, with a generous dining area and bi-folding doors opening out to the garden.





In addition, there is a well-equipped utility room and a study / fifth bedroom. Three good-sized bedrooms are located on the first floor, with one benefiting from fitted wardrobes and an en-suite, and a modern family bathroom. The second floor hosts the principal bedroom, complete with a second en-suite shower room, and access to eaves storage.

The property has a private rear garden that is bordered by shrubs and trees that provide the garden with a great sense of privacy. Off-street parking is available at the front, via your own driveway.

### **Location**

Woodlands is located off Pinner Road, within easy reach of Pinner, Hatch End and North Harrow High Streets, which all offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, nearby Pinner and North Harrow Stations provide a regular service into London via the Metropolitan Line, with Hatch End and Headstone Lane Stations providing the Overground. Local bus routes are also easily accessible. The area is well served by primary and secondary schooling, including nearby St John Fisher Primary and Nower Hill High School, which are within walking distance.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: G Energy Efficiency Rating: D

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



Approximate Gross Internal Area = 200.3 sq m / 2,157 sq ft

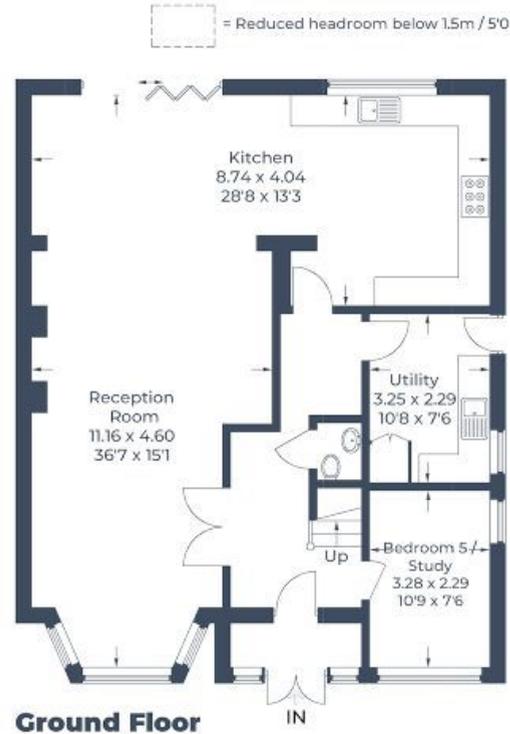


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