



AN EXTENDED FOUR BEDROOM SEMI DETACHED THREE BATHROOM FAMILY HOME WITH OFF STREET PARKING

Moat Drive, Harrow, HA1 4RY

ROBSONS

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PORCH AND ENTRANCE HALLWAY • FOUR BEDROOMS • ONE FAMILY BATHROOM / TWO SHOWER ROOMS • THROUGH LOUNGE • KITCHEN / BREAKFAST ROOM • RECEPTION / DINING ROOM • PRINCIPLE BEDROOM WITH WALK IN WARDROBE AND ENSUITE • GARDEN WITH SUMMER HOUSE • OFF STREET PARKING

Description

This beautifully modernised and extended 1920s semi-detached home offers over 2,100 sq ft of well-planned accommodation across three floors, combining character features with high-quality contemporary finishes throughout. The ground floor is designed around modern family living, with a welcoming entrance hallway featuring bespoke built-in storage, a bright front reception room with engineered wood flooring, and an impressive open-plan reception and dining area to the rear with electric and water underfloor heating, integrated speakers, bespoke Venetian blinds, electric roller blinds, and direct access onto the garden. The contemporary German-fitted kitchen/breakfast room is finished with quartz worktops and premium integrated





appliances by NEFF, Miele, and Liebherr, including a steam oven and Miele dishwasher, a Quooker hot water tap with limescale control unit and megaflo style system.

Across the upper floors are four generous bedrooms and three stylish bathrooms/shower rooms finished with Villeroy & Boch together with Hansgrohe and Crosswater fittings. The top floor provides an excellent principal bedroom suite with a walk-in wardrobe and useful eaves storage, while a detached summer house outbuilding with electricity offers flexible additional space ideal for a home office, gym area.

Finished to a high standard throughout, this is a superb turnkey family home offering flexible living space in a highly sought-after residential setting.

Location

North Harrow offers a variety of shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at North Harrow tube station, providing a fast and frequent service into the heart of Central London and beyond. The area is well served for primary and secondary schooling, children's parks/playgrounds and recreational facilities.

Additional Information

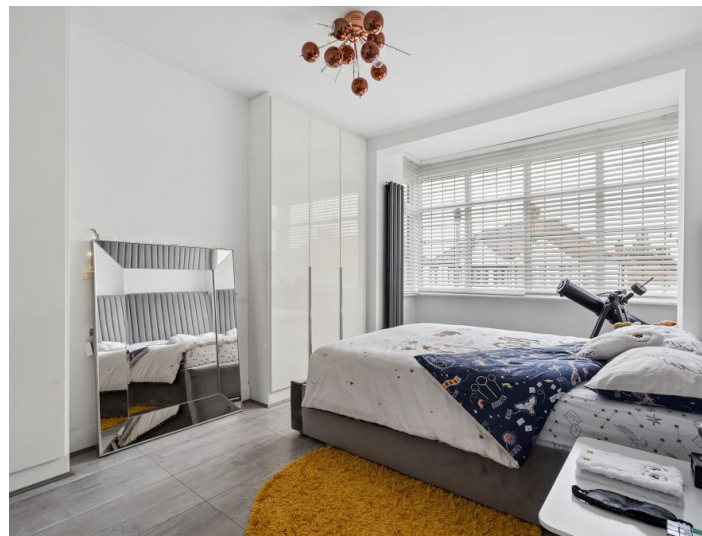
Tenure: Freehold: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: E

Energy Efficiency Rating: TBC

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



Approximate Gross Internal Area
 Ground Floor = 96.1 sq m / 1,034 sq ft
 First Floor = 47.8 sq m / 514 sq ft
 Second Floor = 30.7 sq m / 330 sq ft
 Outbuilding = 21.7 sq m / 233 sq ft
 Total = 196.3 sq m / 2,111 sq ft



Ground Floor

First Floor

Second Floor

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