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ROBERTSON
PHILLIPS
Estate Agents



Holmdene Avenue, Harrow

Offers in the Region Of
£899.950



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Nestled in a quiet road, within walking distance to Pinner Park Primary School, Nower Hill and Hatch End High Schools, this spacious **FIVE BEDROOM, TWO BATHROOM** semi detached house is set over three floors offering versatile living space. The property is also moments from North Harrow underground and Headstone Lane station. **ACCOMMODATION:** Entrance hall, downstairs cloakroom, lounge, dining room and kitchen/breakfast room. To the first floor there are four bedrooms and a family bathroom, the fifth/principal bedroom is located on the second floor and benefits from having its own bathroom. **BENEFITS** include Gas/CH, D/Glazing, multiple off-street parking with single garage and attractive front/rear gardens. Being sold with no onward chain.



Ground Floor

Entrance Hall

Spacious entrance hall, window to side, Storage cupboard, laminate flooring, stairs.

Cloakroom; With W/C and wash hand basin.

Living Room 14' 4" x 13' 2" (4.37m x 4.01m)

Spacious front reception with bow window to front, fireplace and fitted carpet.

Lounge/Dining Room 24' 2" x 10' 8" (7.36m x 3.25m)

Through Lounge/Diner flooded with natural light provided by a skylight and patio doors.

Kitchen/Breakfast Room 20' 2" x 8' 9" (6.14m x 2.66m)

20ft plus Kitchen/breakfast room with



window to rear, window to side, vinyl flooring, range of low level wall units, electric oven, gas hob, extractor hood, space for fridge/freezer, integrated dishwasher, space for washing machine and space for tumble dryer. Door to side entrance leading to garage.

First Floor Landing

Window to side, stairs, door to Storage cupboard, door to:

Family Bathroom

Modern suite with built in shower above bath, screen, wash hand basin with vanity cupboard beneath and low level flush WC.

Bedroom 2 14' 7" x 12' 6" (4.44m x 3.81m) Bow window to front, fitted carpet.

Bedroom 3 14' 0" x 10' 8" (4.26m x 3.25m)
Window to rear, fitted carpet.

Bedroom 4 2.78m (9'1") x 2.75m (9')
Window to rear, fitted carpet.

Bedroom 5 8' 9" x 7' 3" (2.66m x 2.21m)
Window to front.

Second Floor Landing

Door to:

Shower Room

Modern suite including separate shower cubicle, wash hand basin, low level flush WC and bidet.

Principal Bedroom 14' 2" x 10' 5" (4.31m x 3.17m)
Window to rear, door to Storage cupboard.

Eves Storage

Skylight.

Garden 75' 0" x 0' 0" (22.84m x 0.00m)

Secluded rear garden with lawn, patio and mature shrubs.

Driveway

Low maintenance block paved front drive with room to park up to four vehicles.

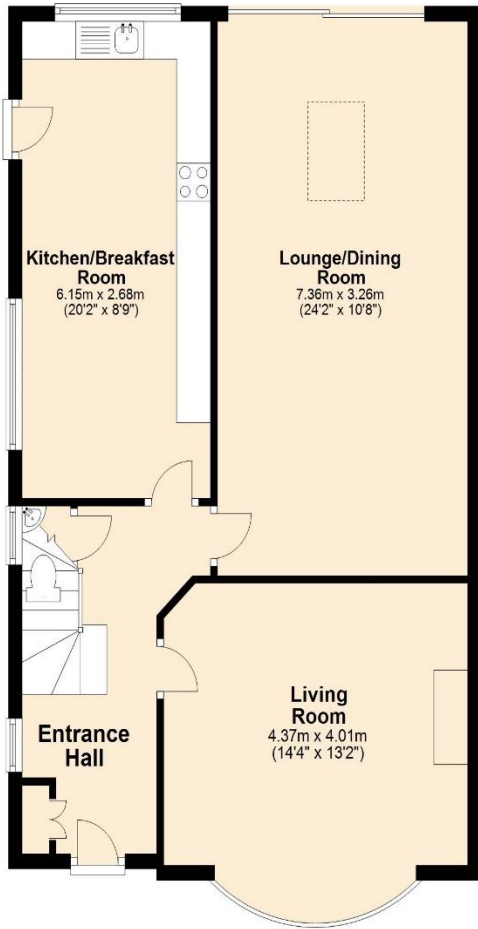


KEY FEATURES:

- Five Bedrooms ● Two Receptions ● 20 Plus ft kitchen/breakfast room ● Family Bathroom ● Potential to create an en - suite ● No onward Chain ● Potential to extend STPP ●

Ground Floor

Approx. 73.7 sq. metres (793.5 sq. feet)



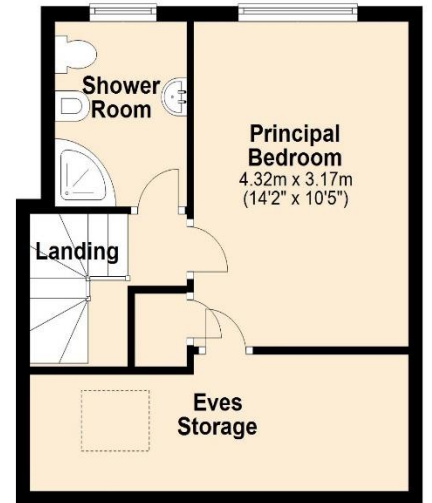
First Floor

Approx. 57.0 sq. metres (613.7 sq. feet)



Second Floor

Approx. 33.9 sq. metres (364.8 sq. feet)



Total area: approx. 164.6 sq. metres (1772.0 sq. feet)

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales EU Directive 2002/91/EC



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.