

# Parkfield Gardens

Harrow • • HA2 6JR  
Asking Price: £1,175,000



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Introducing a beautiful semi-detached house boasting five spacious bedrooms. This property is characterized by its bright and clean interior, offering a truly inviting ambiance.

Conveniently located, it provides easy access to amenities and transport links making it the perfect home for a family both large and small.

Semi-Detached House

Five Bedrooms

Two Bathrooms

Private Driveway

Large Garden

Cul-de-sac

Quiet Neighbourhood

Separate Utility Room

19ft Kitchen

2073sq.ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### **Location**

Parkfield Gardens is a beautiful and quiet road with a cul-de-sac. Sat just off of Headstone Lane the property is located a stones throw from local transport for the commuter or Pinner Park Primary school is just over the road for anyone looking to walk to the local schools. Aside from that you're also a short drive from the local high street which offers shops and restaurants too.

### **Description**

Upon entering the property you are greeted with a large entrance hallway a spacious dining room to the left accompanied with bay windows allowing light to flow through. On the right sits the living room with gorgeous views of the garden. Following on through the house you'll find the breakfast room which opens up into the homely kitchen all of which provides both access and views of the back garden. You'll also find the all important utility room and access to the garage through there too. Heading back through towards the stairs sits a very important downstairs WC. Going up the stairs and onto the first floor to the left of you sits two large bedrooms one of which is equipped with an ensuite and another armed with a sink basin. Then heading over to the other side of the house sits the last three bedrooms of which are double sized and also have large built in storage spaces. On the landing also sits the family bathroom.

### **Outside**

The front of the property has a large driveway for off street parking. The rear garden is extremely spacious with it being south facing as a bonus, there is shrubbery laid out through the garden as well as a large patio area for outdoor dining. The rest of the garden is laid to lawn.



### Schools:

Pinner Park Primary School 0.2 miles  
Shaftesbury High School 0.5 miles  
St Teresa's Catholic Primary School 0.5 miles



### Train:

Headstone Lane Station 0.4 miles  
North Harrow Station 0.9 miles  
Harrow & Wealdstone Station 1.0 miles



### Car:

M4, A40, M25, M40



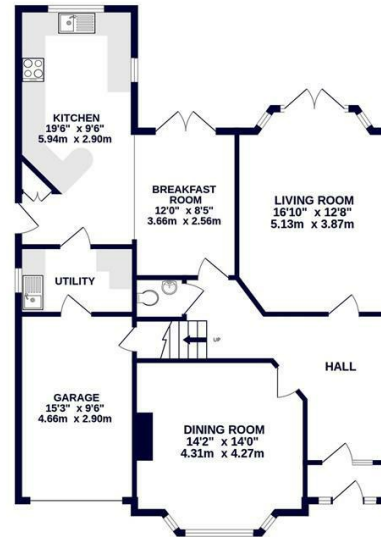
### Council Tax Band:

F

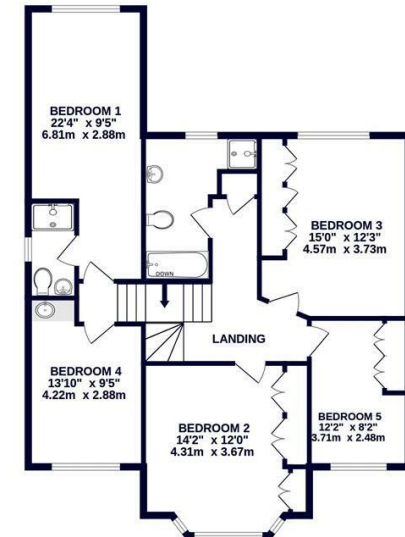
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
1060 sq.ft. (98.4 sq.m.) approx.



1ST FLOOR  
1013 sq.ft. (94.1 sq.m.) approx.



TOTAL FLOOR AREA : 2073 sq.ft. (192.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent energy efficiency	C		
Below average energy efficiency	D		
Less energy efficient	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - highest running costs	G		
England & Wales		0.3 (2022/21/18°C)	0.3 (2022/21/18°C)

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.