

# Church Drive

Harrow • • HA2 7NS  
Asking Price: £895,000



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# Church Drive

Harrow • • HA2 7NS

A beautifully presented four double bedrooms, three bathroom semi detached home offering a harmonious blend of contemporary and modern living. Features include a generously sized 26ft kitchen/dining room, three reception rooms and downstairs WC. It also boasts an impressively large landscaped garden. This property is located on a popular road within easy reach of local amenities, schools and excellent transport links, perfect for families.

Semi Detached House

Four Bedrooms

Two Bathrooms

Landscaped Garden

Modernised Throughout

Private Driveway

Fitted Kitchen

26ft Family Room

Prime Location

1722sq.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**

Church Drive is situated in a sought-after, family friendly location just moments from Pinner High Street which benefits from an array of highly regarded restaurants, shops, cafes and bars. The metropolitan line is available from Pinner, North Harrow, Eastcote and Rayners Lane, with the latter two additionally being piccadilly Line stations, provides swift connections into the city. There are a number of highly regarded schools in the area including Cannon Lane, Bishop Ramsey and Haydon. For the motorist, the A40/M25 is a short drive away providing access to London and the Home Counties.

### **Description**

The ground floor comprises of a large entrance hallway. Off to the right sits what could be used as a bedroom or what is currently used as a downstairs study room. You can find access to the all important downstairs WC through here. Off to the left of the hallway is the front family living room which offers bay windows allowing floods of light to flow through. Behind that is where you'll be blown away by the sheer space as this is where the impressively sized open plan kitchen/dining/family rooms is. 26ft in size and kitted out to the highest of heights is where you'll find yourself during most days. You've also got lovely views of the rear garden using the bifold doors for access. This room also is very well naturally lit too. Heading up onto the first floor is where you'll see three very large bedrooms two of which houses built in storage. The family bathroom can also be found on this floor. Finally on the second floor is where the master bedroom sits. It houses an ensuite and impressive views as well, not to mention it is also 19ft in size.

### **Outside**

The front of the property offers a large driveway for off street parking. The rear garden is beautifully maintained with a patio area for outdoor dining and a garden laid to lawn along with shrubbery running along the fence line.



### Schools:

Pinner High School (0.31 miles)  
Cannon Lane Primary School (0.33 miles)  
Longfield Primary School (0.49 miles)



### Train:

North Harrow (0.30 miles)  
Eastcote (0.71 miles)  
Pinner (1 miles)



### Car:

M4, A40, M25, M40



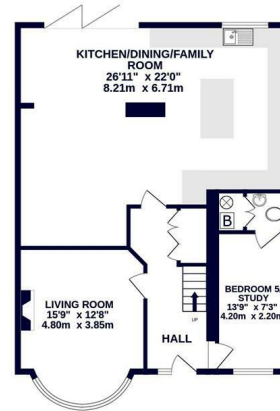
### Council Tax Band:

F

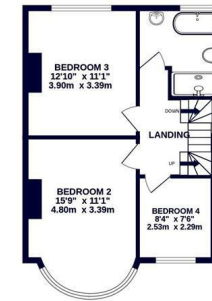
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
924 sq.ft. (85.9 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



2ND FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 1722 sq.ft. (160.0 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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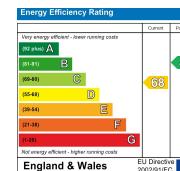


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