

The Ridgeway

North Harrow • Middlesex • HA2 7QN

Asking Price: £825,000



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Situated in this popular residential location close to Pinner village as well as North Harrow train station, is this extended bay fronted four bedroom semi-detached family home. The property has been vastly improved and now offers spacious and well presented accommodation throughout. There is driveway parking and a private rear garden.

Four Bedrooms

Fitted Kitchen/Breakfast Room

Three Reception Rooms

Nearby Pinner Village Gardens

Three Modern Bathrooms

Newly Fitted En-Suite to Master Bedroom

South Facing Garden

Downstairs Cloakroom and Study

Quiet Residential Road

Approx Area: 1669 sq 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.





Directions

Leave Pinner village centre on Marsh Road, passing the train station on your left hand side. Proceed straight over at the mini roundabout continuing on Marsh Road and then take the 2nd exit at the next roundabout onto Rayners Lane. Take the 3rd turning on the right into The Ridgeway and the property can be found on the right hand side.

Situation

This delightful home is situated in a sought after location, approximately half a mile from the centre of Pinner and North Harrow, offering a comprehensive range of supermarkets, shops, restaurants and coffee houses. Transport facilities include local bus links and the Metropolitan and Piccadilly Lines at nearby stations, providing a fast and frequent service into the heart of Central London and beyond. There is excellent access to the M25, M40 and M1 motorways and Heathrow Airport is approximately 16 miles away.

Description

This well presented family home has been extended and well re-configured to offer spacious accommodation including adding a newly fitted en-suite to the master bedroom. The first floor also consists of two further bedrooms and two re-fitted family shower rooms. To the ground floor there is a well appointed kitchen/breakfast room accessed off the hallway. There is great open plan living space comprising of a Living, Family and Dining Room. As well as a cloakroom there is a study/utility room.

Outside

To the front of the property there is a driveway and an open planned lawned area. The rear garden is a notable feature and offers privacy as it is enclosed by panel fencing and a screened by mature trees to the rear. It benefits of a full width patio area and the remainder is laid to lawn with shrub borders.



Schools:

Nower Hill - 0.48 miles
 St. John Fisher Catholic Primary School - 0.2 miles
 Cannon Lane - 0.82 miles



Train:

North Harrow 0.5 miles
 Pinner 0.6 miles
 Rayners Lane 0.8 miles



Car:

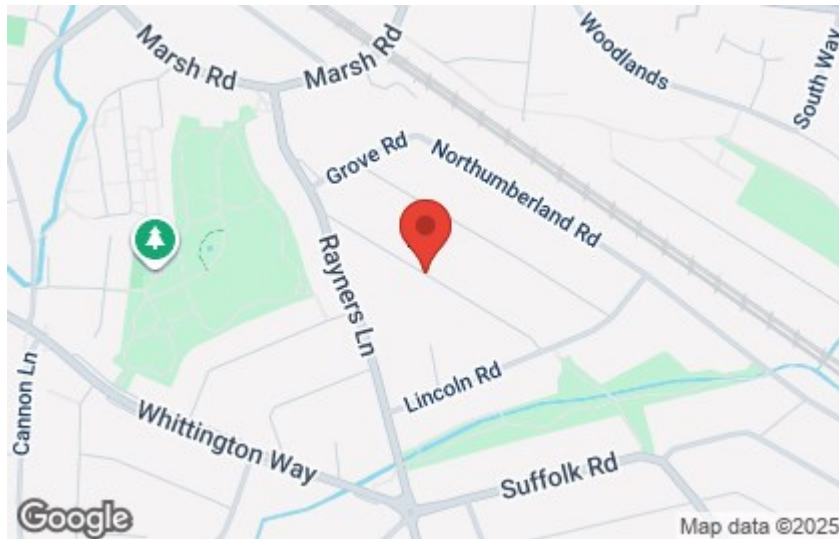
M4, A40, M25, M40



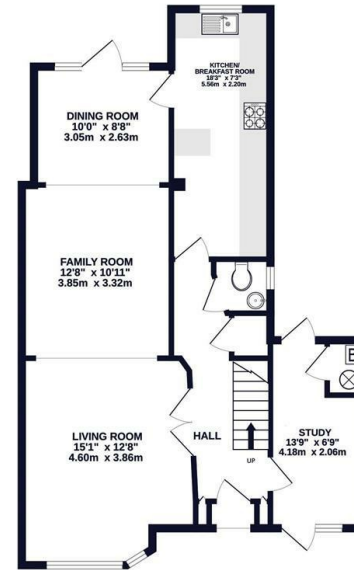
Council Tax Band:

E

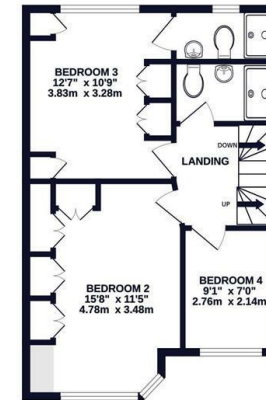
(Distances are straight line measurements from centre of postcode)



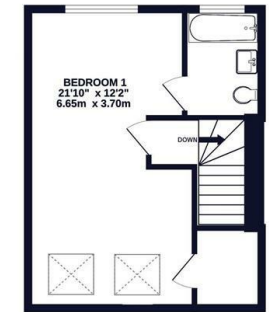
GROUND FLOOR
 749 sq.ft. (69.6 sq.m.) approx.



1ST FLOOR
 492 sq.ft. (45.7 sq.m.) approx.



2ND FLOOR
 364 sq.ft. (33.8 sq.m.) approx.



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TOTAL FLOOR AREA: 1669 sq.ft. (155 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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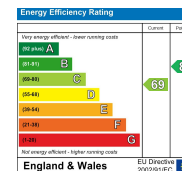
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.