



**Andrew Pearce**  
PINNER

**WHITEHALL ROAD, HARROW, HA1 3AL** **£750,000**



**A classic, early 1900 's built, four bedroom, Edwardian semi detached family home, rich with the character features of the period.**

The property occupies a tranquil location in 'Old Harrow' on the lower slopes of Harrow on the Hill, close to Grove Park green open space. The property requires general updating throughout.

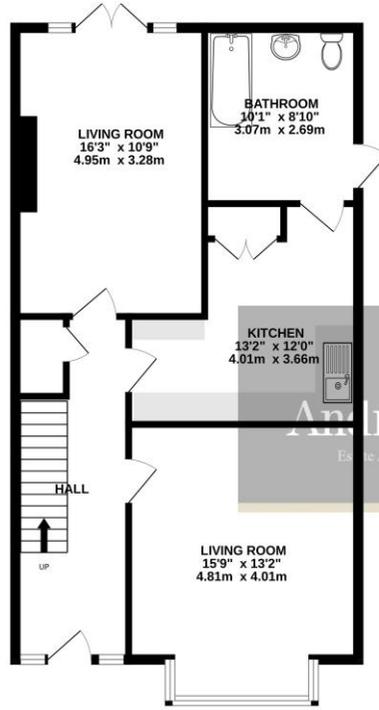
The accommodation comprises: Entrance hallway, a spacious front aspect living room along with a separate sitting room / dining room / bedroom five. Off the hallway to the rear is the kitchen / diner of generous proportions, leading through to a downstairs bathroom.

To the first floor, the landing leads to all rooms including the sizeable principal bedroom, along with three further good size bedrooms and a shower / wet room. There is access to the large loft and the loft area would lend itself, ideally, for conversion into a further bedroom with en-suite.

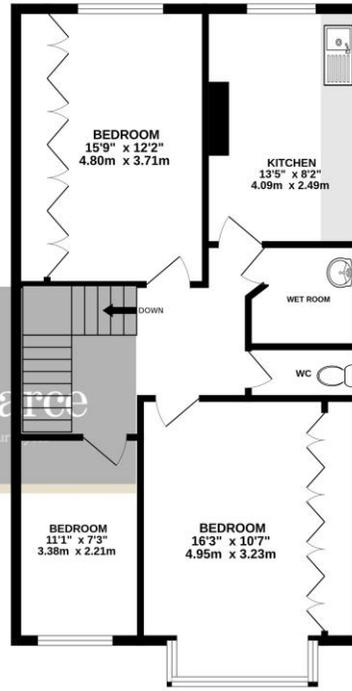
Outside, the front garden consists of a paved area providing off street parking for two cars. To the rear, the garden is laid to lawn.

Overall, the property would benefit from general modernisation and would appeal to those seeking a property in a prime Harrow location that can be enhanced and extended to their own specifications.

GROUND FLOOR  
726 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR  
726 sq.ft. (67.5 sq.m.) approx.



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Estate Agents & Chartered Surveyors

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TOTAL FLOOR AREA : 1453 sq.ft. (135.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 81 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 44 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



