




Andrew Pearce
PINNER

TWYFORD ROAD, HARROW, MIDDLESEX, HA2 0SH £615,000



A traditional, bay fronted three bedroom semi-detached 'Wimpy' built family home with garage own drive

Constructed during the 1930's, the property occupies a prime residential location, quietly situated, yet convenient for shopping and transport facilities.

The accommodation comprises: Entrance hallway, leading through to a spacious through living / dining room with a front aspect bay window and doors out to the rear garden. Further off the hallway to the rear and completing the ground floor layout is the kitchen, featuring wall and base units.

To the first floor, the landing leads through to the principal bedroom with a bay window to the front aspect. The second double bedroom to the rear overlooks the garden and the single third bedroom is located to the front. Completing the overall layout is the family bathroom, fitted with a white three piece suite.

Access to the loft is via the hatch on the landing and it would lend itself ideally, for conversion into a further double bedroom with en-suite, subject to planning approval.

The property occupies a generous plot, with the private driveway to the front providing off street parking and access to the adjoining garage.

To the rear, the well-established south east facing garden extends to circa 65 ft. in length and is laid to lawn with a variety of shrubs and a patio area, set within fenced boundaries.

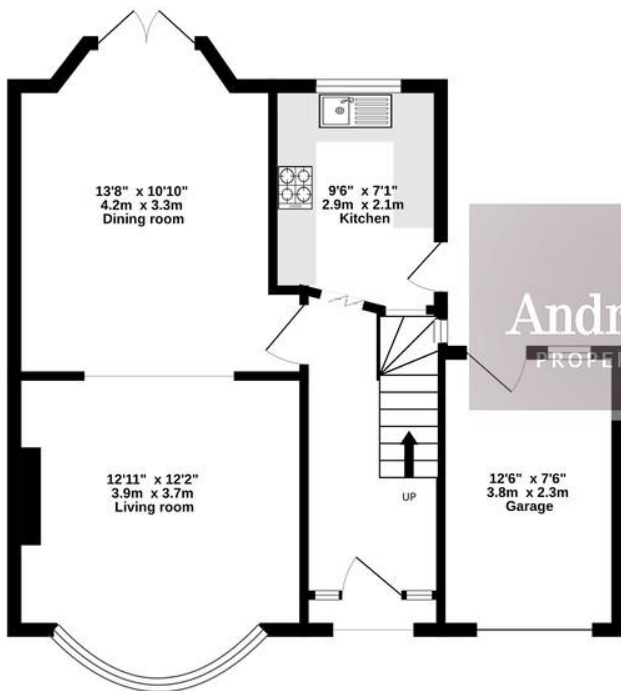
The property also offers considerable scope to extend, potentially double storey to the side and single storey to the rear up to six meters, subject to planning approval.

Twyford Road is a quiet residential road and the property enjoys the benefit of being within walking distance of North Harrow, West Harrow and Rayners Lane tube stations. Central Harrow's multiple shopping and transport facilities are also close by and Whitmore, Longfield and Grange Schools are within walking distance.

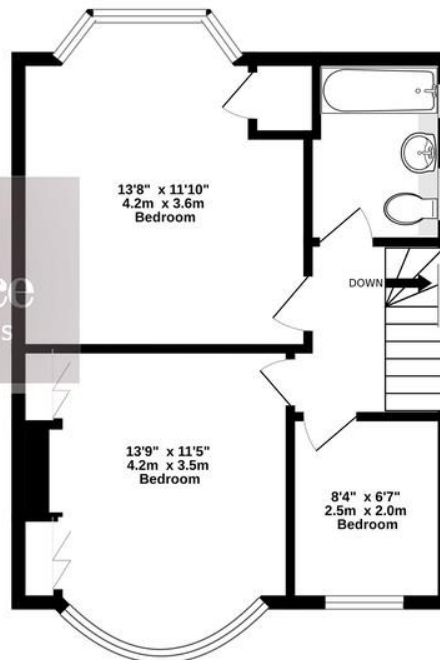
Chain free sale.



GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.




Andrew Pearce
PROPERTY CONSULTANTS

TOTAL FLOOR AREA : 963 sq.ft. (89.5 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 65 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



