



Andrew Pearce  
FOR SALE

  
**Andrew Pearce**  
PINNER

CAMBRIDGE ROAD, HARROW, HA2 7LE

£685,000



**A characterful three bedroom semi-detached family house, occupying a convenient location within a short stroll of local schools and transport facilities. The property backs on to Woodlands green open space. Chain free sale.**

The accommodation comprises:

Entrance hallway, leading through to a bright and spacious front aspect living room. Further off the hallway to the rear is the dining room. The kitchen, also to the rear features an extensive range of wall and base units and base units and some integrated appliances.

To the first floor, the landing provides access to two double bedrooms, both with fitted wardrobes, a good size single third bedroom and a family bathroom with separate W.C.

Outside, the private driveway provides off street parking and access to the garage. To the rear, the lawned garden extends to circa 80 ft. in length and features a patio area and a variety shrubs. The rear garden backs directly onto Woodlands green open space and as has gated access.

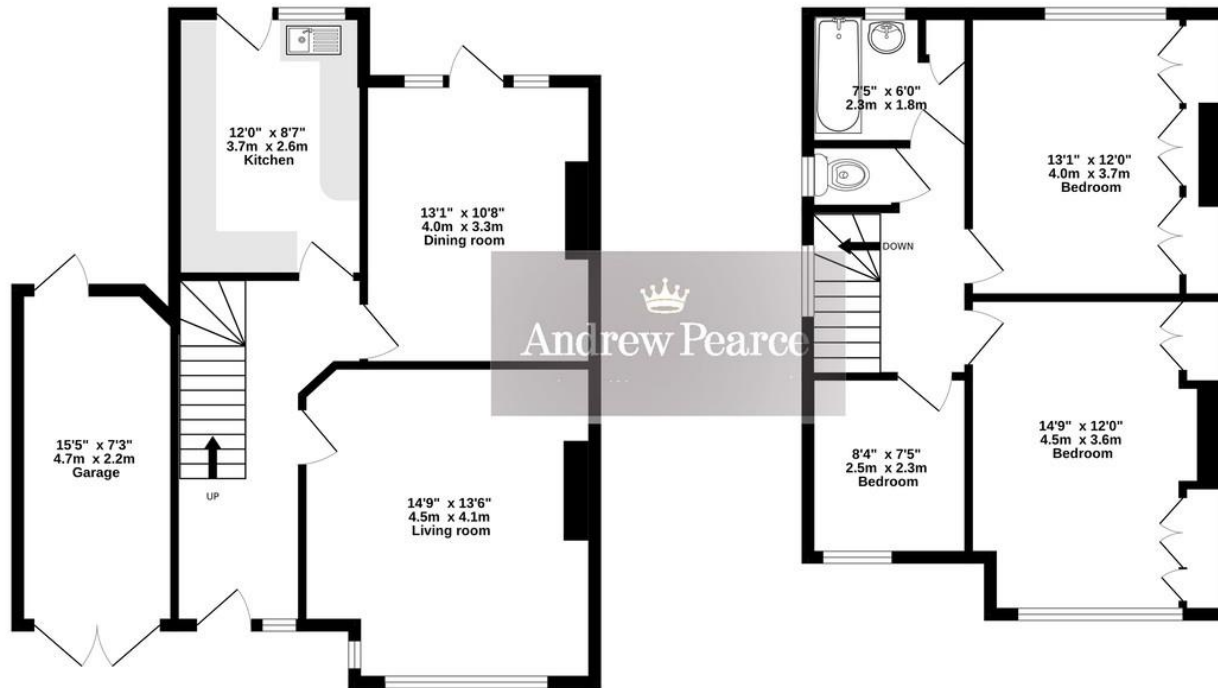
Cambridge Road is a no through road and the property is located within 5 minutes walk of North Harrow Metropolitan line station and the green open space at Woodlands recreation ground. The property is also situated within the catchment of St John Fisher and Nower Hill schools.

**Offered For Sale 'Chain Free'**



GROUND FLOOR  
642 sq.ft. (59.6 sq.m.) approx.

1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.4 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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