




Andrew Pearce
PINNER

ELM GROVE, HARROW, HA2 7JE £825,000



Set in a picturesque, tranquil location on a well established plot within the highly regarded Harrow Garden Village, this 'Reid' built four bedroom semi-detached family home features extended accommodation. To the ground and upper floors.

Rich with 1930's character, the modern interior is presented in excellent order and offers a spacious, well planned layout, with generous living areas and well proportioned bedrooms.

The accommodation comprises: Extended entrance hallway, a downstairs W.C. with further doors to the reception rooms. The front aspect dining room is generous in proportion and enjoys a large front aspect bay window, with double doors connecting to the rear aspect living room, featuring a classic fireplace surround with a cast iron hearth and gas coal effect fire. Twin recessed arches either side of the fireplace create a pleasant focal point.

Completing the ground floor layout is the extended kitchen/ breakfast room, which is extensively fitted with a range of units, along with ample counter tops, integrated appliances and a large breakfast bar.

To the first floor the landing provides access to all first floor rooms including the main bedroom, a second double bedroom and a good size third bedroom, all of which enjoy the benefit of fitted wardrobes and cupboard space. A contemporary shower room and separate W.C. complete the first floor layout.

The principal bedroom suite occupies the entire second floor, having been created from the original loft space and consists of a good size double room, with plenty of eaves storage space, along with a separate bathroom / W.C.

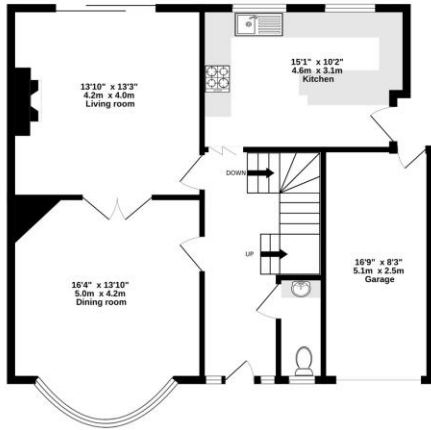
Outside, the private drive is laid with pea shingle and provides off street parking to the front and access to the garage. We understand that the garage foundations are sufficient for a second storey addition. The finishing touch to the front garden is a paved pathway and a variety of mature shrubs.

To the rear, the stunning, garden is a picture of colour and is well stocked with a huge variety of shrubs along with conifers, a picturesque rockery, fruit trees, a well stocked herb garden and central lawned area. A large timber shed is situated to the far end of the plot. The rear garden also enjoys the benefit of having a favoured southerly aspect.

Externally, the property has been rendered with an acrylic, weatherproof coating that requires little maintenance. There is also considerable scope to extend, double storey to the side and single storey to the rear, subject to planning.



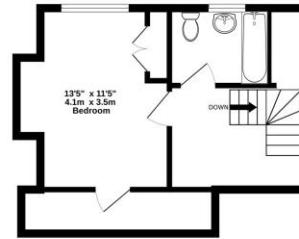
GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.



2ND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 1656 sq.ft. (153.8 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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