

# DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS  
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW  
TELEPHONE 020 8866 0222 • FAX 020 8868 3544  
WEBSITE [www.david-charles.co.uk](http://www.david-charles.co.uk) • E-MAIL [enquiries@david-charles.co.uk](mailto:enquiries@david-charles.co.uk)

## SOMERVELL ROAD, SOUTH HARROW, HA2 8TZ



**PRICE....£580,000....FREEHOLD**

This extended three bedroom family house (1107 sq. ft/102.9 sq. m) has been updated in a contemporary style, decorated in fresh pastel colours with laminate and tiled flooring, and double glazed windows throughout. There are two reception rooms, a guest cloakroom and an impressive 18' x 15' dining and kitchen room with a central workstation/breakfast bar, granite worktops and under floor heating. Two skylights and glass bi-fold doors fill the area with natural light. The first floor offers two double bedrooms, a 7' x 6' bedroom three and a modern bathroom. Outside there is a 78' south east facing garden with a paved patio, main lawn and mature trees and shrubs. The house is located within a quarter of a mile of Earlsmead Primary School and half a mile to Rooks Heath Secondary School, Alexandra Park and local shopping and transport facilities.

**020 8866 0222**











### **COUNCIL TAX**

London Borough of Harrow - Band D - £2,162.80

### **LOCAL SCHOOLS**

Earlsmead Primary School - 0.23 miles

Petts Hill Primary School - 0.39 miles

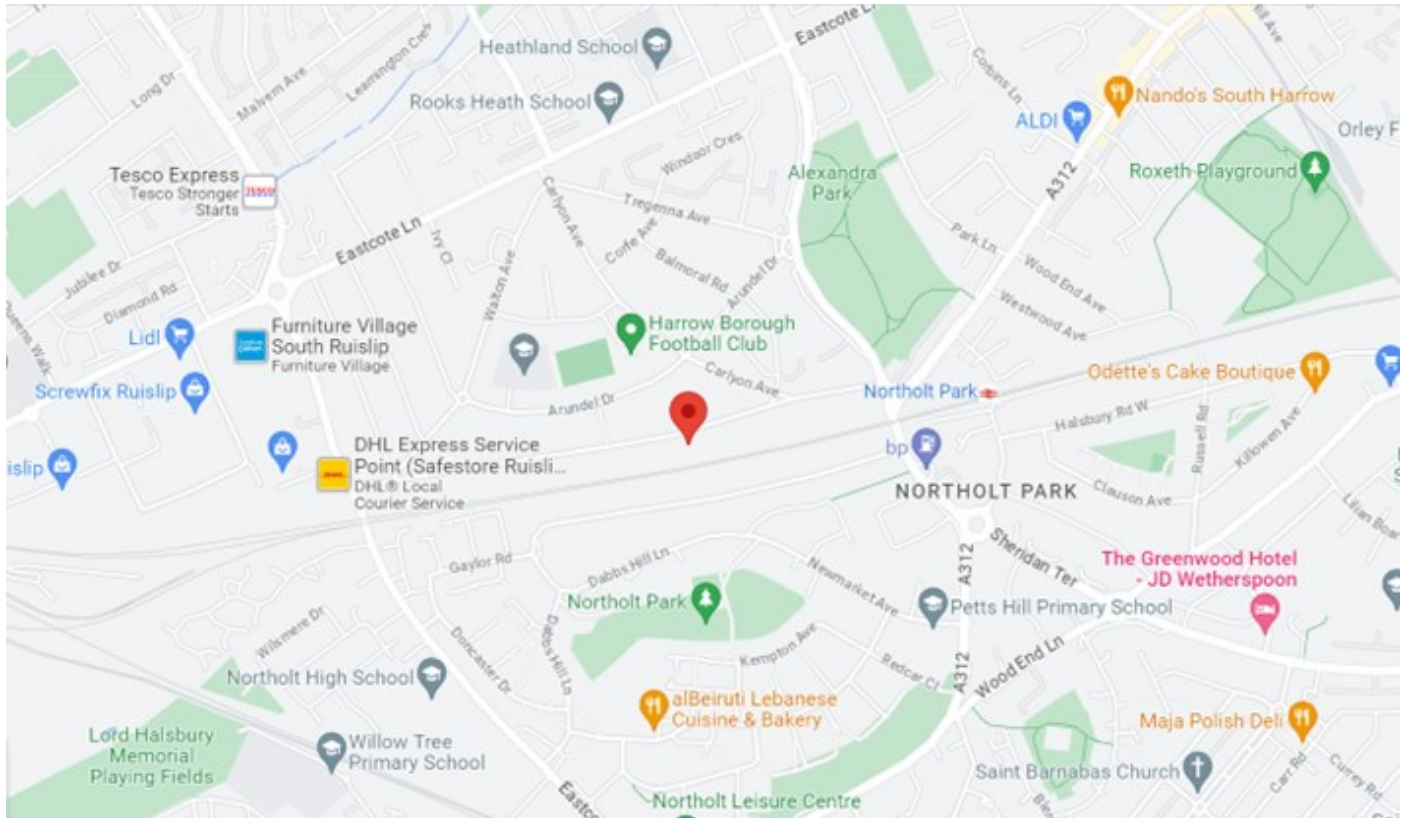
Rooks Heath School - 0.41 miles

Northolt High School - 0.44 miles

### **LOCAL TRANSPORT**

Northolt Park Station (Overground) - 0.4 Miles

South Harrow Station (Piccadilly Line) - 0.9 Miles



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

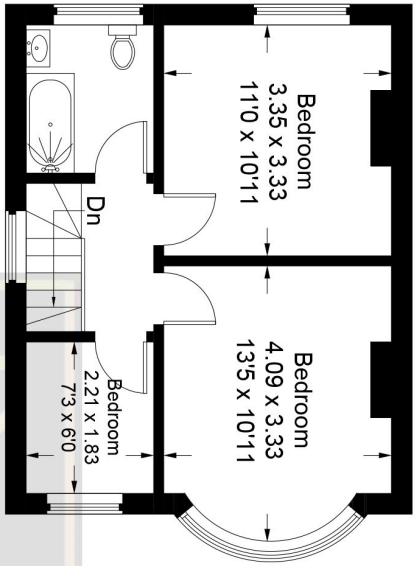
# Somervell Road

Approximate Gross Internal Area

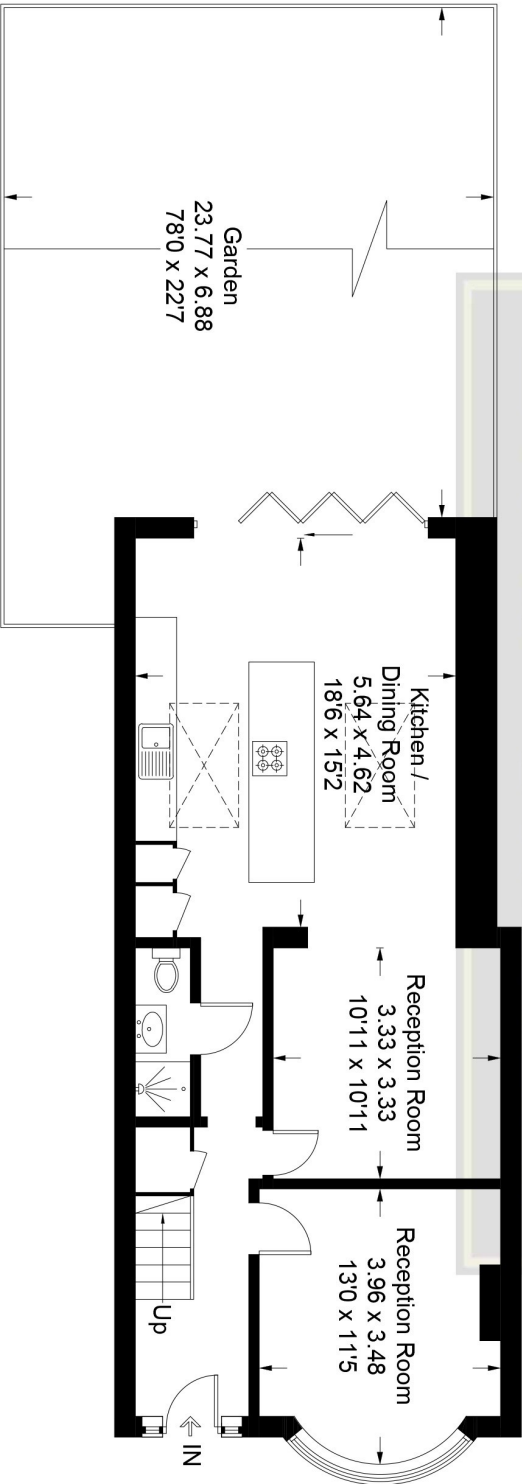
Ground Floor = 65.6 sq m / 706 sq ft

First Floor = 37.3 sq m / 401 sq ft

Total = 102.9 sq m / 1,107 sq ft



## First Floor



## Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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**For appointments to view please call David Charles 020 8866 0222**

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*