

# DAVID CHARLES

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## VICARAGE WAY, NORTH HARROW, MIDDLESEX, HA2 7HX



**PRICE....£880,000....FREEHOLD**

This substantial five bedroom Mock Tudor family house (1820 sq. ft/169.1 sq. m) is located on the desirable Harrow Garden Village Estate, within minutes' walk of a wide selection of shopping and transport facilities and the Metropolitan/Piccadilly line train station. It has been updated to a high standard throughout with features including wood flooring with underfloor heating and a substantial family/dining and kitchen area, with an Atrium and Bi fold doors filling the room with natural light. The kitchen has a breakfast bar, quartz worktops, handleless units and Miele appliances. There are solid oak doors and three luxury bathrooms (one en-suite) with Porcelanosa fully tiled walls. Outside the front provides parking for two cars and the rear garden has a raised decked patio and main lawn with a garage at the rear, via side access. Offered with no upper chain.

**020 8866 0222**









### **COUNCIL TAX**

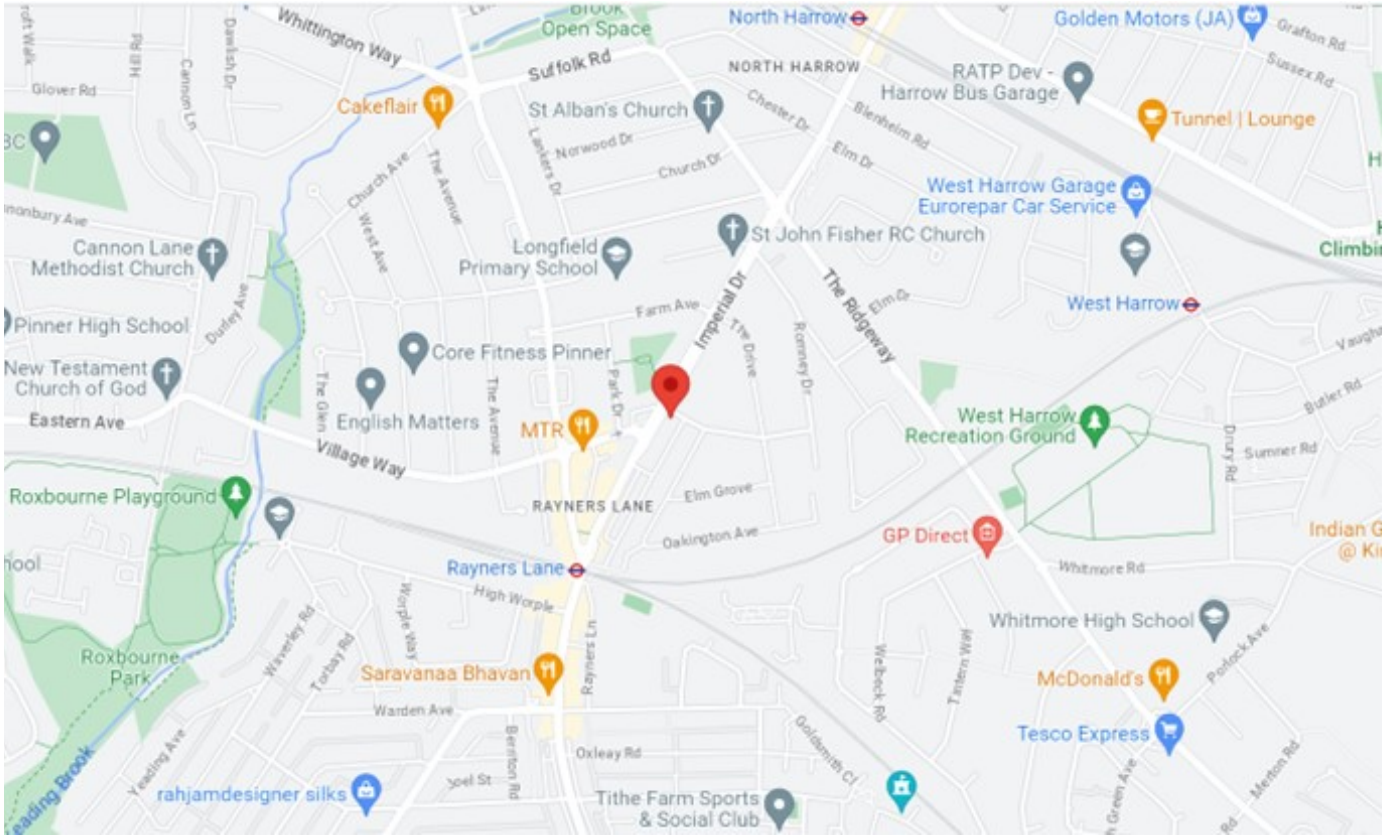
London Borough of Harrow - Band E - £2,643.43


### **LOCAL SCHOOLS**

Longfield Primary School - 0.2 miles  
Grange Primary School - 0.53 miles  
Whitmore High School - 0.7 miles  
Pinner High School - 0.89 miles  
Nower Hill High School - 0.9 miles

### **LOCAL TRANSPORT**

Rayners Lane Station (Metropolitan/Piccadilly) - 0.3 Miles



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(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 

# Vicarage Way

Approximate Gross Internal Area

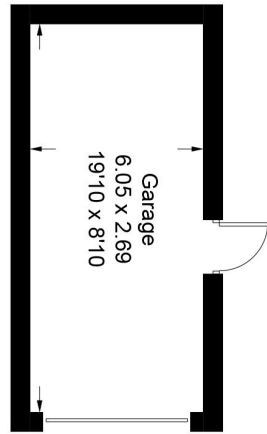
Ground Floor = 84.5 sq m / 910 sq ft

First Floor = 50.0 sq m / 538 sq ft

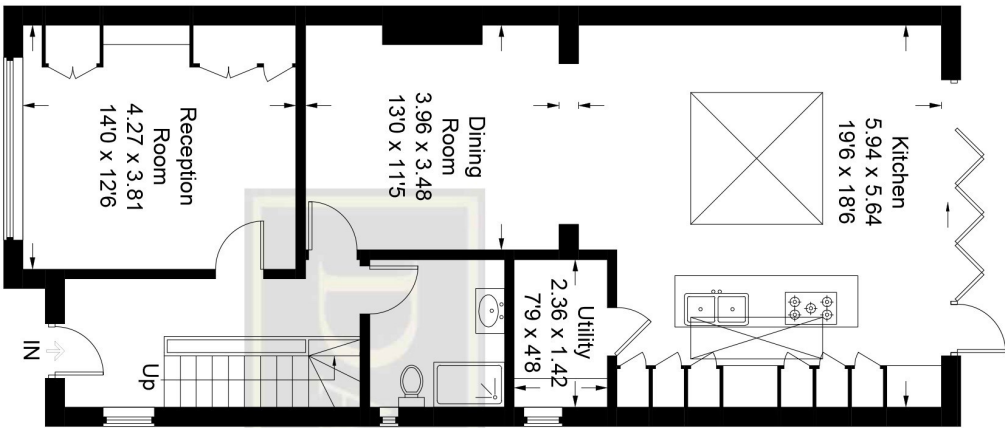
Second Floor = 34.6 sq m / 372 sq ft

Garage = 16.7 sq m / 180 sq ft

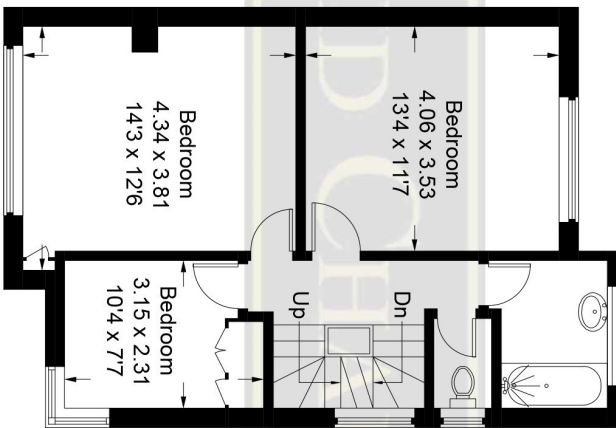
Total = 185.8 sq m / 2,000 sq ft



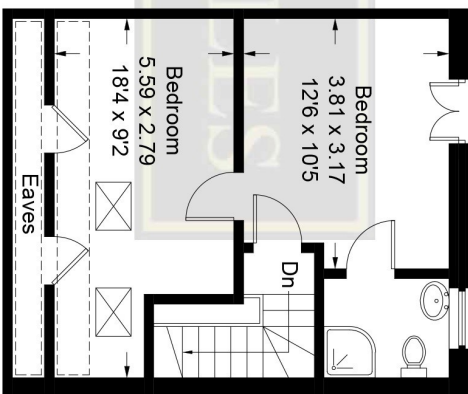
(Not Shown In Actual Location / Orientation)



**Ground Floor**



**First Floor**



**Second 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.*