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HIGH WORPLE, HARROW, MIDDLESEX, HA2 9SZ



PRICE.... £2,950 UNFURNISHED

A bright and well presented double fronted semi detached family house (126.4 sq.m/1361 sq.ft) which had been fully refurbished in 2022 is set in the much sought after location within the school catchment areas of Newton Farm Primary School, Alexandra Primary School and Whitmore High School and within walking distance to Rayners Lane Town Centre with its array of shops, restaurants, coffee houses, supermarkets and the Metropolitan/Piccadilly Line Tube Station. The accommodation on the ground floor comprises of an entrance hall with laminate wood flooring, 13'2ft front reception room with an open fireplace and laminate wood flooring, 9'7ft study, open family room/kitchen with fitted units, breakfast bar, laminate wood flooring, sliding door to the rear garden and an opening to a fitted utility area and guest WC. On the first floor there are four double bedrooms and a luxury fitted family bathroom. Outside there is off street parking for two cars to the front and a secluded sun trap garden with a wooden decked patio area leading to lawn with shrub and flower borders.

The property also benefits from a new alarm and cameras.
Unfurnished and Available from 16th September (Subject to References).

020 8866 0222















COUNCIL TAX

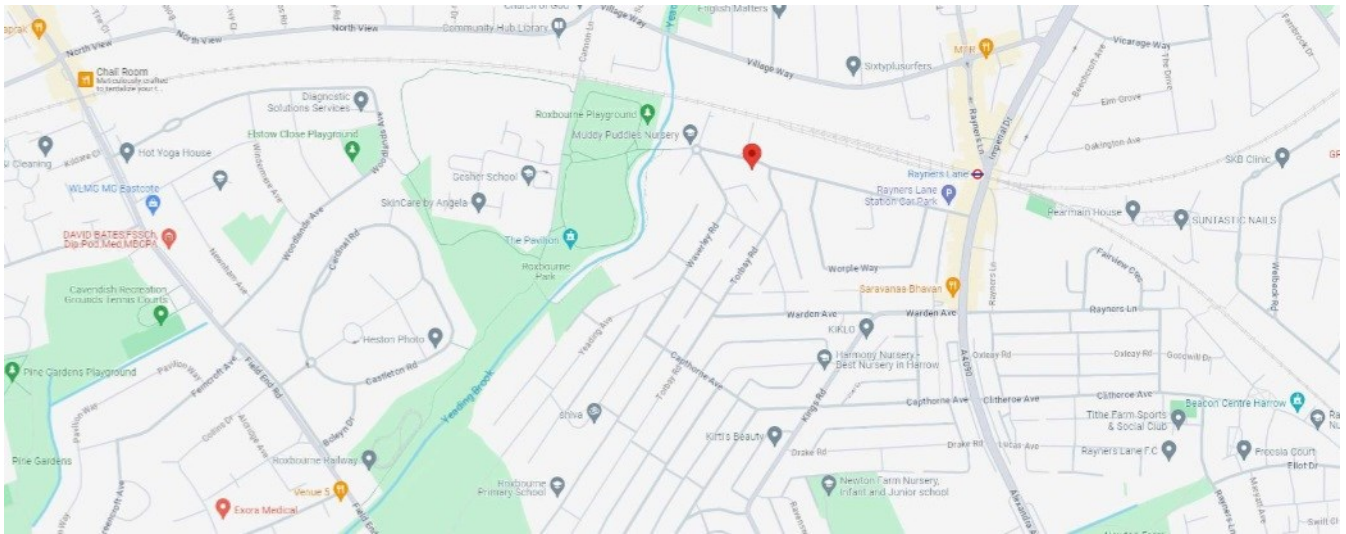
Harrow Borough Council - Band F - £3,302.46

LOCAL SCHOOLS

Newton Farm Primary School - 0.43 Miles
Alexandra Primary School - 0.58 Miles
Whitmore High School - 1.07 Miles

LOCAL TRANSPORT

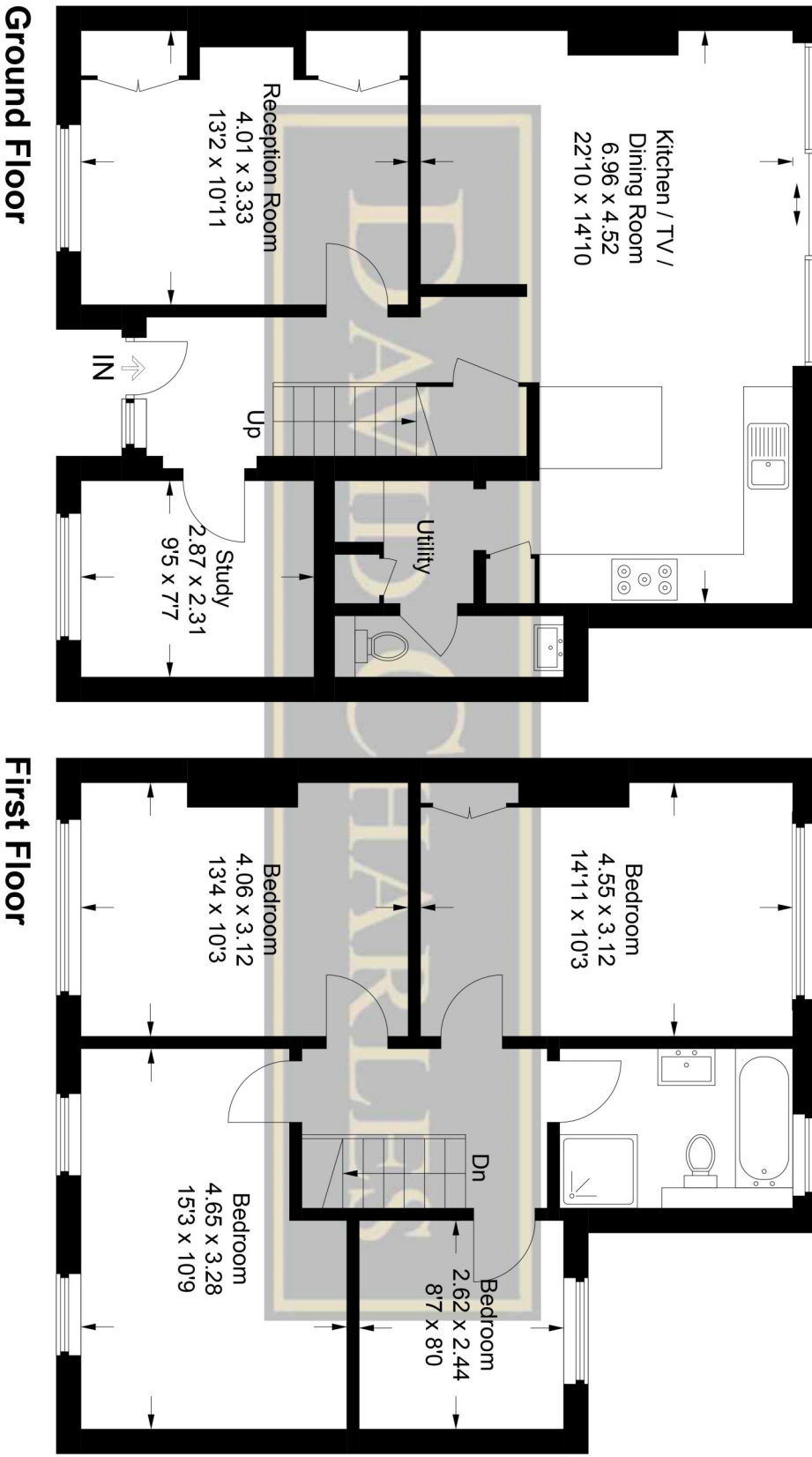
Rayners Lane Station (Metropolitan/Piccadilly Line) - 0.3 miles



| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

High Worple

Approximate Gross Internal Area
 Ground Floor = 65.2 sq m / 702 sq ft
 First Floor = 61.2 sq m / 659 sq ft
 Total = 126.4 sq m / 1,361 sq ft



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.