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DUDLEY GARDENS, HARROW, MIDDLESEX, HA2 0DQ



PRICE....£635,000....FREEHOLD

A bright and extended three bedroom end of terraced family house (1,135 sq.ft/105.8 sq.m) is set in this quiet cul de sac location off Lower Road within the school catchment areas of St Anselm's Catholic Primary School, Roxeth Primary School, Whitmore High School, St Dominic's Sixth Form College and John Lyon School. Both Harrow on the Hill and South Harrow are within easy reach with their vast array of shops, restaurants, coffee houses, supermarkets and the tube stations at Harrow on the Hill (Metropolitan Line) and South Harrow (Piccadilly Line). The accommodation on the ground floor comprises of own front door leading to an entrance hall, 13ft front reception room with double glazed bay windows and a feature fireplace, 26'7ft open plan family/kitchen/dining room with Canadian Oak Flooring and central island, and guest WC/utility Room. On the first floor there are three bedrooms and a family bathroom. Outside there is off street parking for two cars and a 68ft rear garden with a raised wooden deck with steps leading to lawn with shrub borders and a 12'4ft outbuilding/summer house and separate 12ft Shed. The property benefits from further potential to extend (Subject to Planning Permissions).

020 8866 0222













COUNCIL TAX

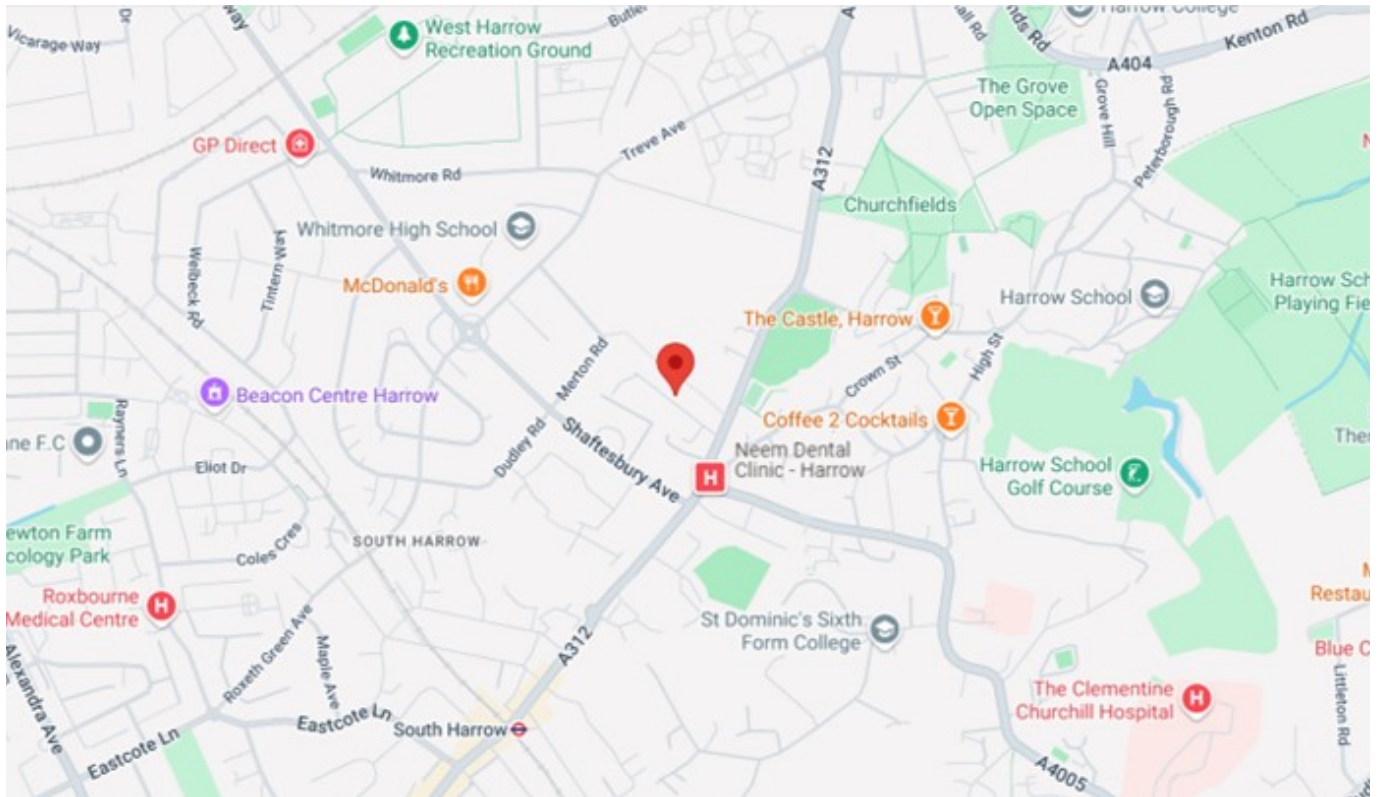
London Borough of Harrow - Band D - £2,286.32

LOCAL SCHOOLS

Roxeth Primary School - 0.21 miles
St Anselm's Catholic Primary School - 0.47 miles
The John Lyon School - 0.16 miles
Whitmore High School - 0.28 miles
St Dominic's Sixth Form College - 0.42 miles

LOCAL TRANSPORT

South Harrow Station (Piccadilly Line) - 0.5 miles
Harrow on the Hill (Metropolitan Line) - 0.9 miles



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Dudley Gardens

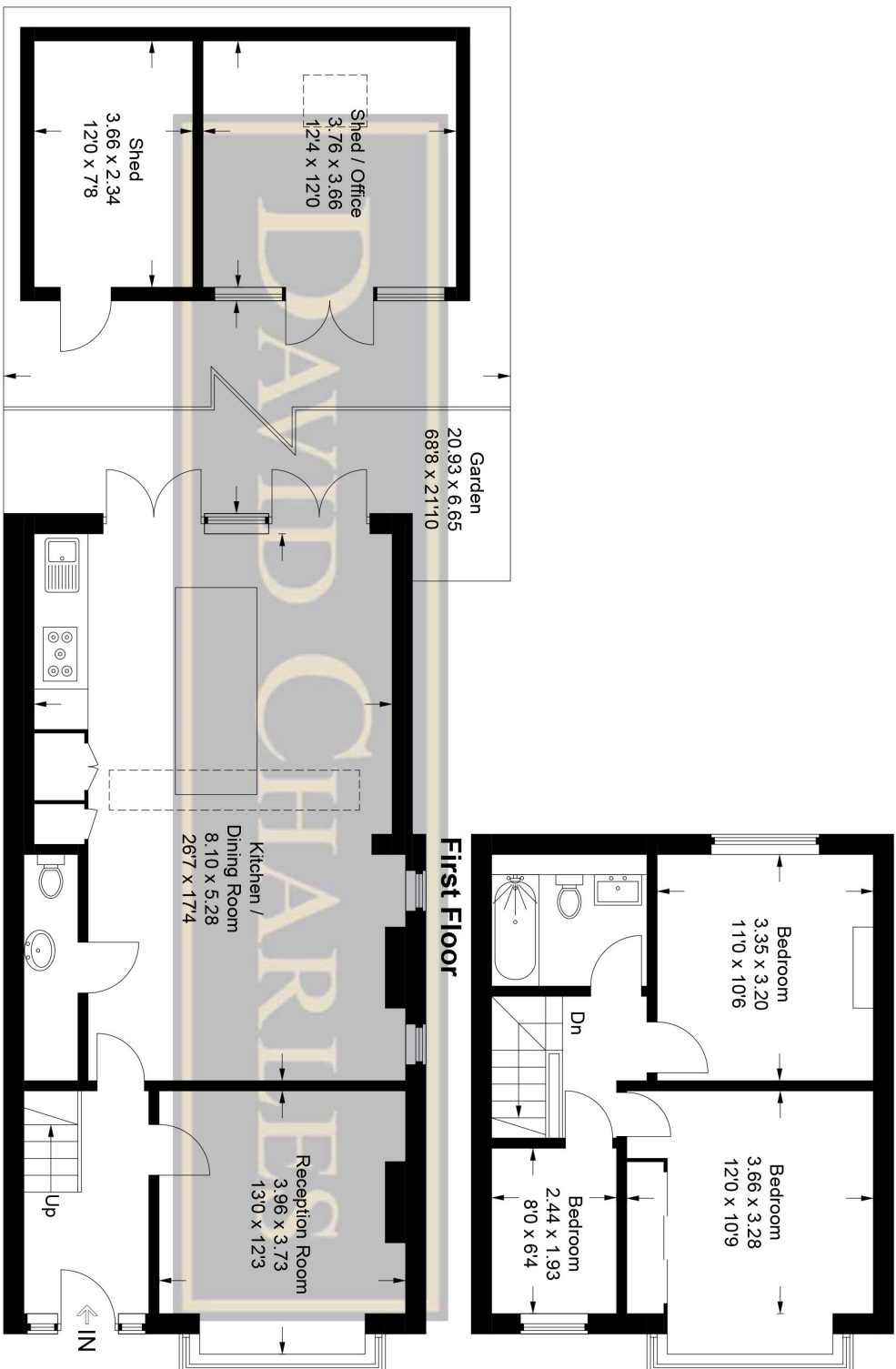
Approximate Gross Internal Area

Ground Floor = 65.6 sq m / 706 sq ft

First Floor = 39.9 sq m / 429 sq ft

Outbuildings = 22.8 sq m / 245 sq ft

Total = 128.3 sq m / 1,380 sq ft



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.