

# 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)

## THE RIDGEWAY, NORTH HARROW, MIDDLESEX, HA2 7QN



**£860,000....FREEHOLD**

This naturally bright and extended four bedroom, three bathroom semi detached family house (167 sq.m/1798 sq.ft) is ideally set within the school catchments of Cannon Lane Primary School, Longfield Primary School, St John Fisher Catholic Primary School, and Nower Hill High School. Both Pinner and North Harrow Town Centres are within a short walking distance with their array of shops, restaurants, coffee house, supermarkets and the Metropolitan Line Tube Stations. The property benefits from spacious accommodation and comprises on the ground floor of entrance hall with wooden floor, an extended living/dining/breakfast room with solid wood floors, modern fitted kitchen with Granite worktops and underfloor heating, guest WC and study/utility room with boiler, Megaflo tank and water softener. On the first floor there is a 12'6ft bedroom two with fitted wardrobes and modern fitted en-suite shower room/WC, 15'9ft bedroom three with fitted wardrobe, a further single bedroom four and modern fitted family shower room. On the second floor there is a 22ft master bedroom with dual aspect windows, deep eave storage cupboard and modern fitted en-suite shower room/WC. Outside there is an own drive with off street parking for one car and approximate 65ft southwest backing rear garden mainly laid to lawn with a paved patio area and shrub and flower borders. The property benefits from being sold chain free and with further potential to extend (subject to planning permission).

**020 8866 0222**



















### **COUNCIL TAX**

London Borough of Harrow - Band E - £2,794.39

### **LOCAL SCHOOLS**

St. John Fisher Catholic Primary School - 0.24 Miles

Longfield Primary School - 0.47 Miles

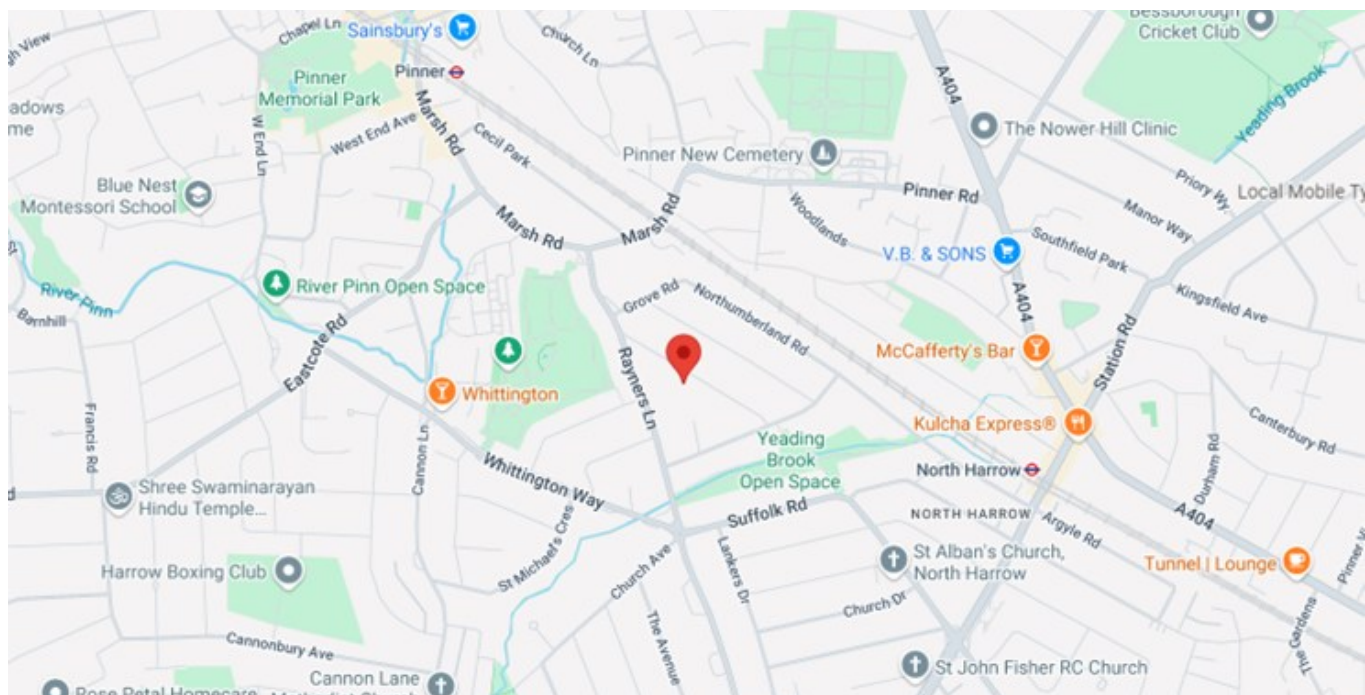
Cannon Lane Primary School - 0.76 Miles

Nower Hill High School - 0.48 Miles

### **LOCAL TRANSPORT**

North Harrow Station (Metropolitan Line) - 0.7 Miles

Pinner Metropolitan Line Station (Metropolitan Line) - 0.6 Miles

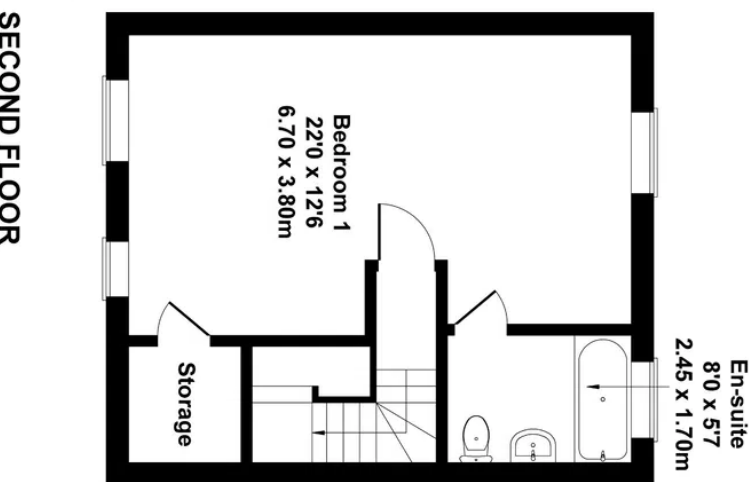
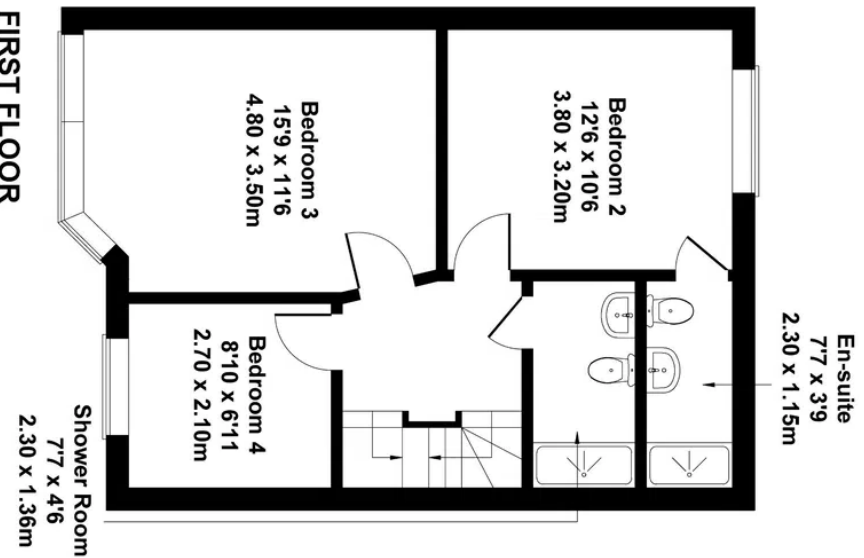
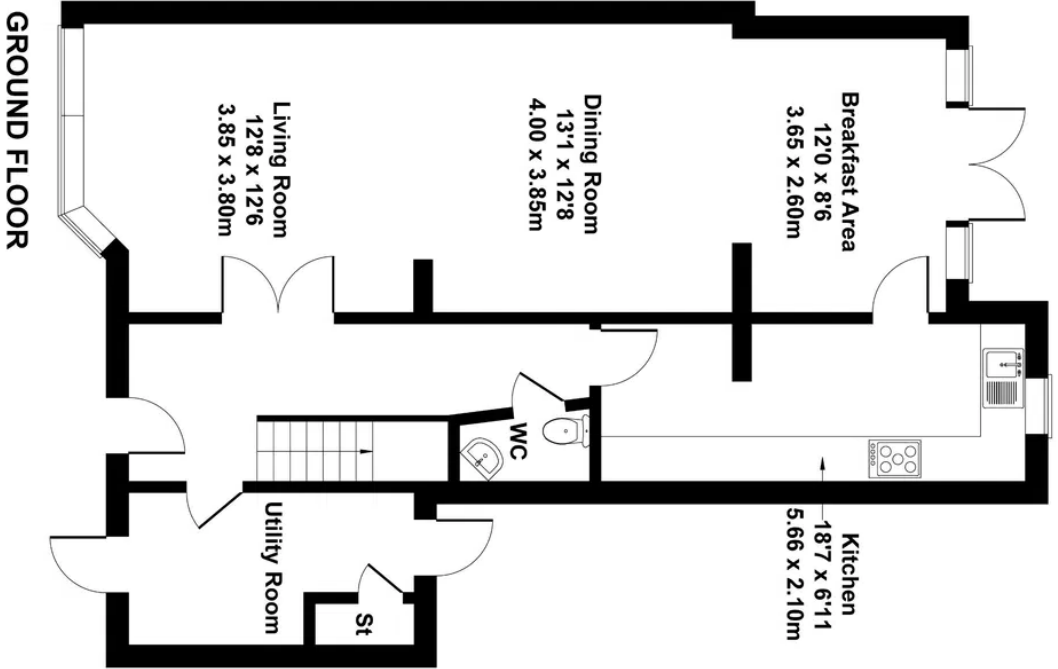
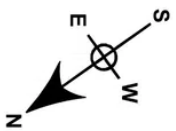


Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		84 <b>B</b>
69-80	<b>C</b>	69 <b>C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



# The Ridgeway

Approximate Gross Internal Area  
1798 sq ft - 167 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

*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.*