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CHURCHFIELD CLOSE, NORTH HARROW, MIDDLESEX HA2 6BD



PRICE....£1,000,000 FREEHOLD

This immaculate three/four bedroom detached house (1683 sq.ft/156.4 sq.m) is ideally set in a quiet cul-de-sac off Woodberry Avenue within half a mile of the town centre with its array of shops, restaurants, coffee houses, supermarkets, North Harrow Metropolitan Line Tube Station and Harrow & Wealdstone Bakerloo/Overground Train Station. Pinner Park Primary School, Vaughan Primary School and Nower Hill High School are also within the catchment area.

The accommodation is full of natural light and is designed and decorated in a contemporary style.

This includes a family room with feature fireplace, a 14' study/bedroom four, a guest cloakroom and a stunning living, dining and kitchen area with a central island/breakfast bar and a separate utility room. The first floor has three double bedrooms and a spacious family bath and shower room. Outside the front private drive provides off street parking for three cars and the attractive 76ft south west backing landscaped rear garden which has a large decked patio, ideal for entertaining, a main lawn and a 17' x 14' outbuilding which would make the perfect gym, office or cinema room. The property benefits from an EV charger, under floor heating, plantation style window shutters, smart blinds, smart thermostat, a new kitchen and great potential for a side extension and loft conversion, if required. Offered with a complete upper chain.

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COUNCIL TAX

London Borough of Harrow - Band F- £3,460.69

LOCAL SCHOOLS

Pinner Park Primary School - 0.6 Miles

Vaughan Primary School - 0.8 Miles

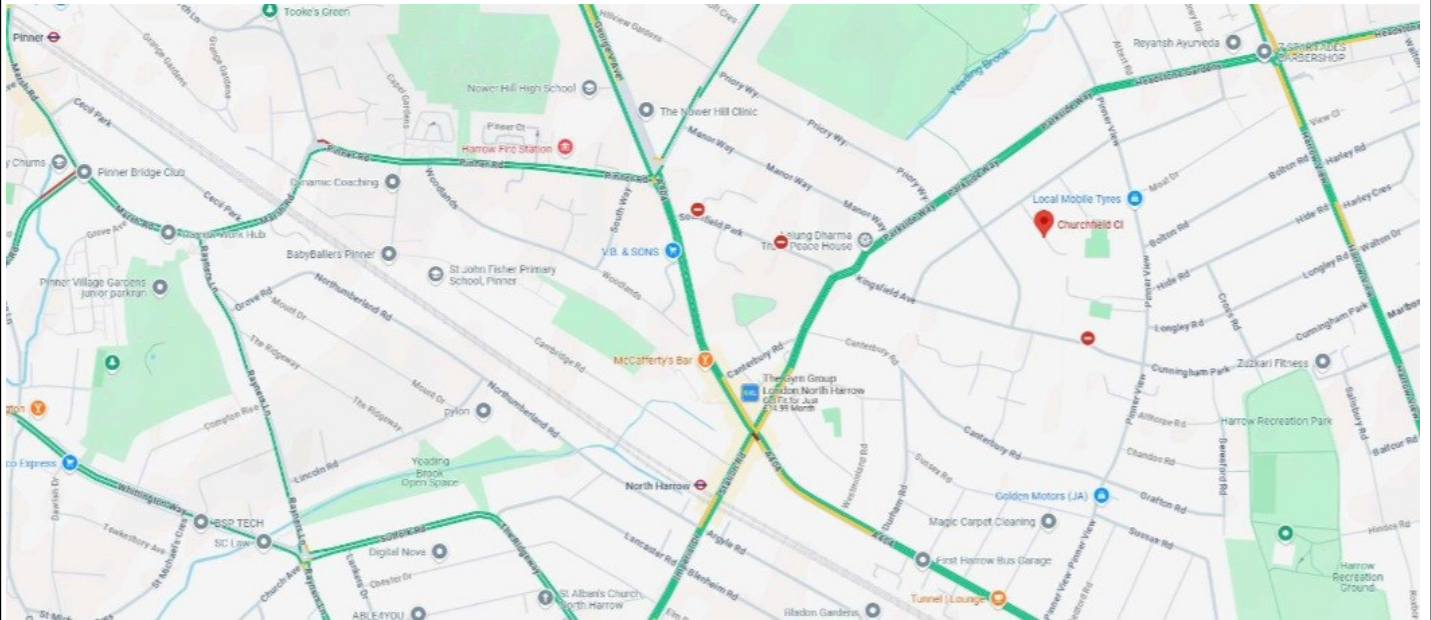
Nower Hill High School - 0.6 Miles

LOCAL TRANSPORT

North Harrow (Metropolitan Line) - 0.7 Miles

West Harrow Station (Metropolitan Line) - 1 Miles

Harrow & Wealdstone (Bakerloo, Overground, Southern and West Midlands) - 1.5 Miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Churchfield Close

Approximate Gross Internal Area

Ground Floor = 105.1 sq m / 1,131 sq ft

First Floor = 51.3 sq m / 552 sq ft

Outbuilding = 22.5 sq m / 242 sq ft

Total = 178.9 sq m / 1,925 sq ft



Ground Floor

First 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