

# DAVID CHARLES

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## BRIDLE COTTAGE, BROOKSHILL DRIVE, OLD REDDING, HA3 6SB



**PRICE....£1,050,000....FREEHOLD**

A charming Grade II listed property that dates back to circa 1860 and was originally two neighbouring cottages. This hidden gem provides the perfect balance of character combined with contemporary features and is situated at the end of a private road in a conservation area, offering stunning views over greenbelt land. The accommodation includes a 19' double aspect living room with twin feature fireplaces, solid wooden flooring and an extensively fitted 'eat in' kitchen with solid oak fronted units, Range Master Cooker and Welsh slate tiled flooring. There is a separate dining room and feature exposed wooden doors link all the internal rooms. Bedroom one offers pleasant views over ancient barns and greenbelt land beyond and has the advantage of an en-suite shower room with a double size shower with rainforest shower head. There are two further double bedrooms and a large family bathroom with a standalone bath and twin basins. Outside the substantial grounds includes a gravel drive offering off street parking for several vehicles leading to a detached garage. There is also a games room adjoining the property and a secluded rear garden of approximately 70' in length. Offering with no upper chain.

**020 8866 0222**











### **COUNCIL TAX**

London Borough of Harrow - Band E - £2,928.27

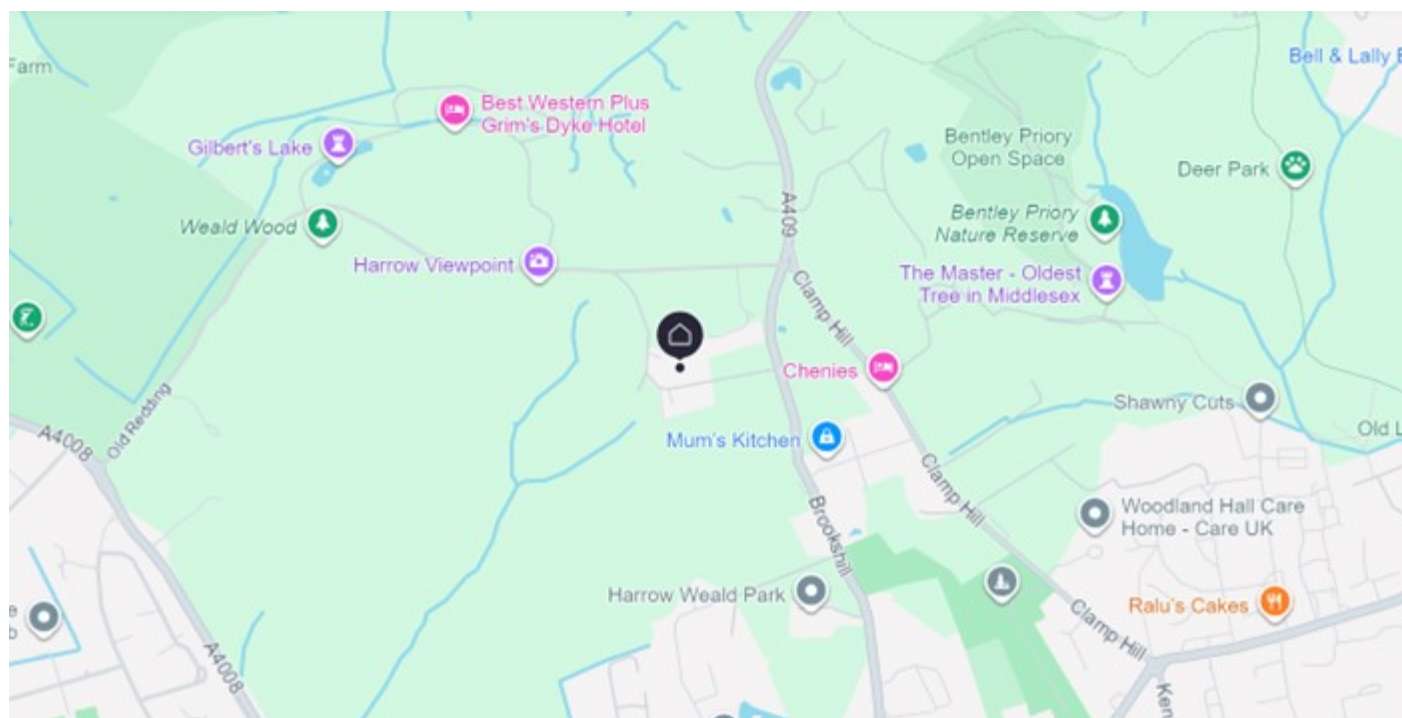
### **LOCAL SCHOOLS**

Hujjat Primary School - 0.5 Miles  
The Helix Education Centre - 0.6 Miles  
Avanti House Primary School - 0.7 Miles  
Kingsley High School - 0.8 Miles

### **LOCAL TRANSPORT**

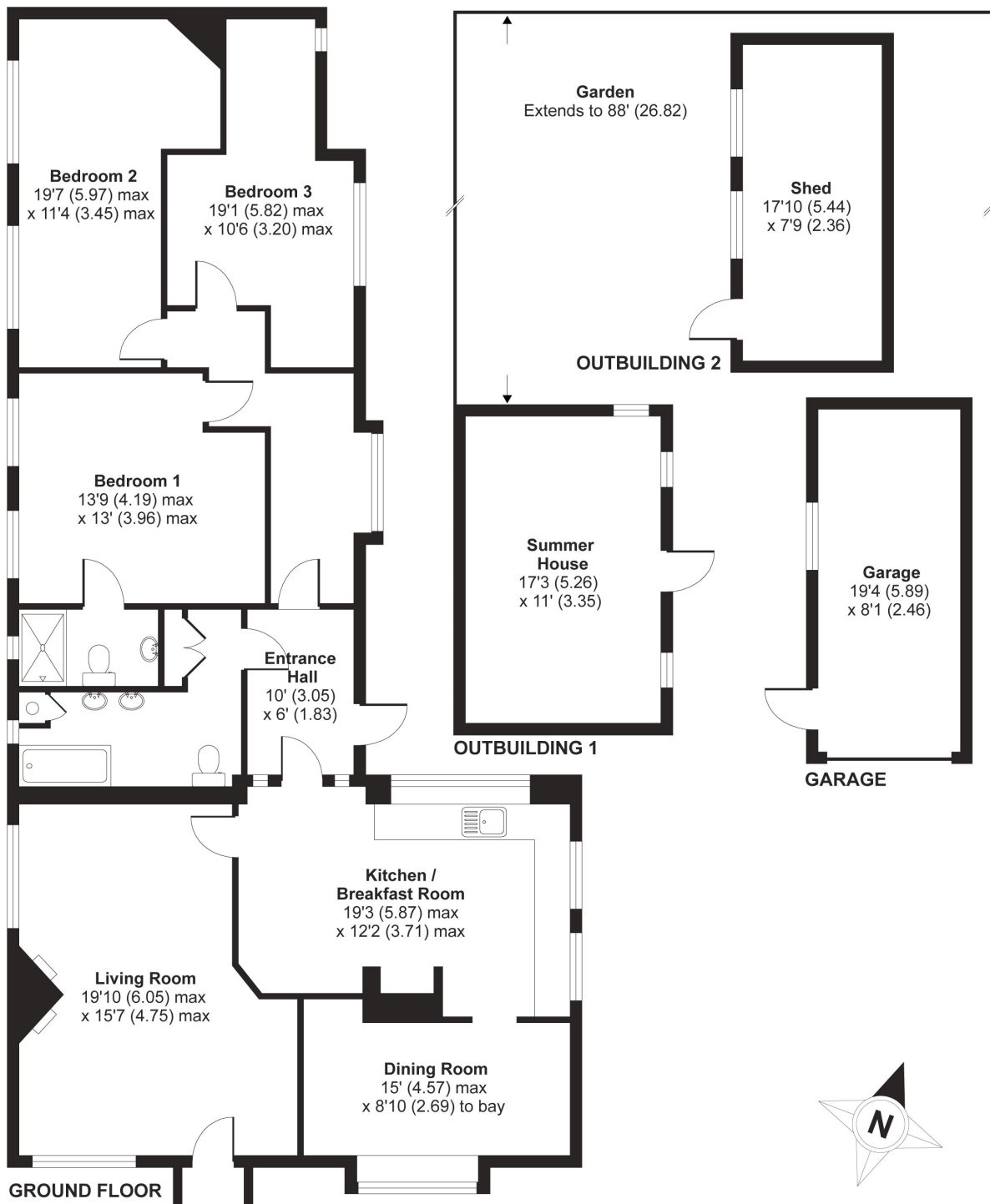
Hatch End Station - 1.2 Miles  
Headstone Lane Station - 1.2 Miles





# Brookshill Drive, Old Redding, HA3 6SB

APPROX. GROSS INTERNAL FLOOR AREA 1456 SQFT / 135SQM  
(Excludes Outbuildings & Excludes Detached Garage)



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by David Charles Estate Agents and no guarantee as to their operating ability or their efficiency can be given.

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***For appointments to view please call David Charles 020 8866 0222***

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