



**A SPACIOUS 3 BEDROOM, DETACHED FAMILY HOME WITH SCOPE TO EXTEND (STPP)**

Suffolk Road, North Harrow, HA2 7QG

**ROBSONS**

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**ENTRANCE PORCH & HALLWAY • TWO  
RECEPTION ROOMS • KITCHEN • THREE  
BEDROOMS • FAMILY BATHROOM • SEPARATE  
WC • LARGE REAR GARDEN • OFF-STREET  
PARKING • GARAGE / WORKSHOP • AMPLE  
SCOPE TO EXTEND (STPP)**

## Description

Perfect for the growing family, a light-filled, well-maintained three-bedroom home on Suffolk Road. The property comprises an entrance hallway, a front reception room with a large bay window, and a rear reception / dining room with doors leading to the garden (approx. 120ft). The modern kitchen provides a very functional area complete with an integrated dishwasher, a combi boiler, space for a washing machine, dryer and a fridge freezer. To the first floor is a larger than average landing leading to three double bedrooms, a family bathroom with a shower cubicle and bath tub, and a separate WC. Viewing strongly advised.





Externally, this property features a large, secluded split-level rear garden (approx. 120ft) that is laid to lawn with a patio area. A driveway to the front provides off-street parking and access to the garage. The rear extension to the garage is used as a workshop, but can be used as a utility room or office instead, if necessary. There is a side access/service door to the rear garden.

### **Location**

Suffolk Road is situated within walking distance of North Harrow's amenities and the Metropolitan Line at North Harrow Underground Station. Both Pinner and Rayners Lane are also close by, with Harrow Town Centre just a short distance away.

The area is well served by local primary and secondary schooling, children's playgrounds and recreational facilities.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

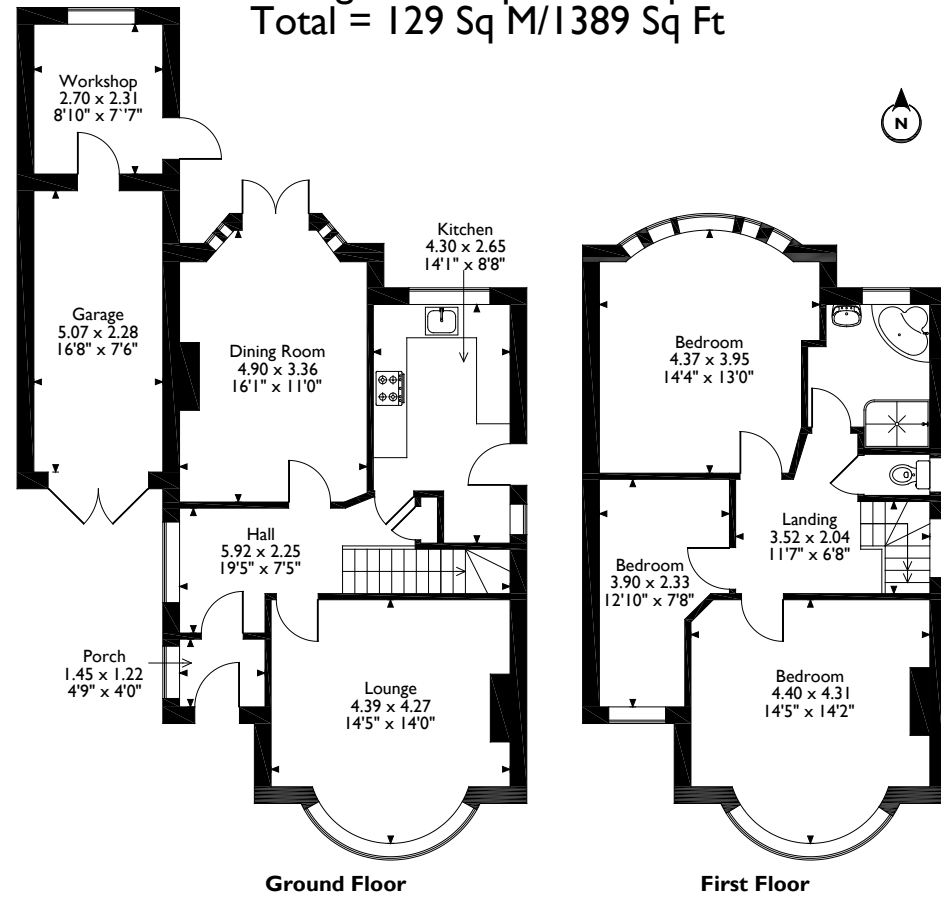
Local Authority: London Borough of Harrow

Council Tax: Band F

Energy Efficiency Rating: Band D



Suffolk Road, Harrow  
 Approximate Gross Internal Area  
 Main House = 110 Sq M/1184 Sq Ft  
 Garage = 19 Sq M/205 Sq Ft  
 Total = 129 Sq M/1389 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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