



A CHAIN FREE THREE BEDROOM HOME WITH AMPLE SCOPE TO EXTEND (STPP)

Woodberry Avenue, North Harrow, HA2 6AX

ROBSONS

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**NO ONWARD CHAIN • ENTRANCE HALLWAY
• TWO RECEPTION ROOMS • CONSERVATORY
• KITCHEN • THREE BEDROOMS • FAMILY
BATHROOM • LARGE REAR GARDEN •
OFF-STREET PARKING & GARAGE • SCOPE TO
EXTEND (STPP)**

Description

A three-bedroom semi-detached home with off-street parking, a sizeable rear garden and the potential to extend (STPP). The property is situated a short distance from North Harrow amenities and Underground Station (Metropolitan Line), with a choice of local schools close by.

The ground floor comprises an entrance hallway, two generous reception rooms, a kitchen, and a large conservatory. To the first floor there are three bedrooms and a modern family bathroom.

The property has a sizeable rear garden that is laid to lawn, with a driveway at the front providing off-street parking along with a garage.





Woodberry Avenue is just a short distance from North Harrow High Street, with Pinner, Rayners Lane and Hatch End all nearby. For more extensive shopping, Harrow Town Centre is also within easy reach. For commuters, North Harrow Underground Station provides a regular service into London via the Metropolitan Line.

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

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

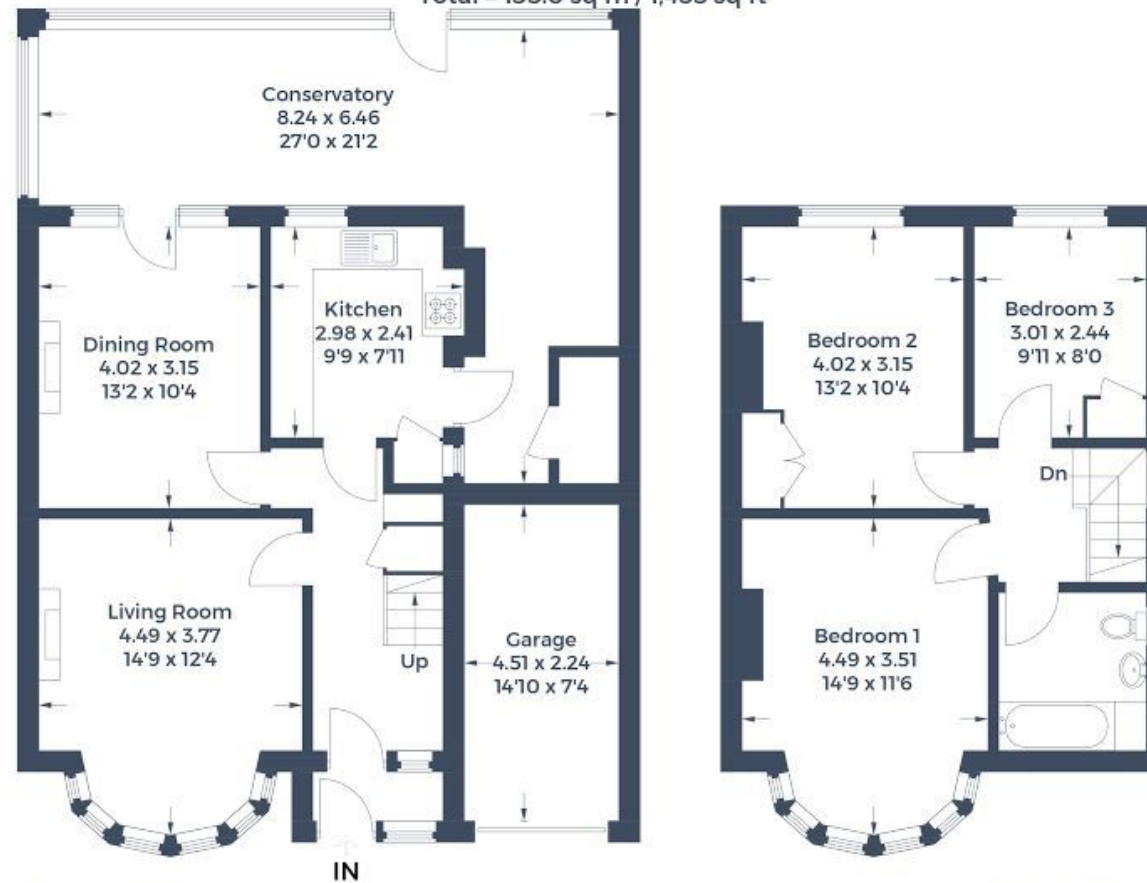
Council Tax Band: E

Energy Efficiency Rating: D

For additional information, please refer to www.robsonswb.com or call us on: 020 8866 8083.



Approximate Gross Internal Area
 Ground Floor = 79.6 sq m / 857 sq ft
 First Floor = 45.3 sq m / 488 sq ft
 Garage = 10.1 sq m / 108 sq ft
 Total = 135.0 sq m / 1,453 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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