



**A THREE/FOUR BEDROOM EXTENDED HOME WITH SCOPE TO FURTHER EXTEND (STPP)**

Priory Way, North Harrow, HA2 6DH

**ROBSONS**

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**TWO RECEPTION ROOMS • KITCHEN •  
THREE/FOUR BEDROOMS • TWO BATH /  
SHOWER ROOMS • LARGE REAR GARDEN •  
OFF-STREET PARKING & GARAGE • SCOPE TO  
FURTHER EXTEND (STPP)**

### Description

An extended three/four bedroom, two bathroom semi-detached home boasting an extensive rear garden (approx. 120ft), off-street parking, a garage, and scope to further extend (STPP). This property is set in a popular residential location, just a short walk from North Harrow's amenities and Underground Station (Metropolitan Line), with Pinner and Hatch End high streets close by.

The ground floor comprises an entrance porch and spacious hallway with under stair storage, a generous reception room with an adjoining dining room featuring patio doors to access the garden, and a kitchen. Off the kitchen, the property has been extended to host a utility area, a modern shower room, and a double bedroom with access to a WC. The bedroom has the potential to be utilised in a number of ways, i.e. a play room or study, and has a door opening out to the garden patio.





To the first floor there are three double bedrooms with one benefitting from fitted wardrobes, and a three-piece family bathroom. In addition, there is a large loft space, ideal for storage. An extensive rear garden (approx. 120ft) with two garden sheds complete the property, along with off-street parking and a garage.

### Location

Priory Way is located between Headstone Lane and Parkside Way, just a short stroll from North Harrow High Street, with Pinner and Hatch End High Streets close by. For commuters, North Harrow Underground Station provides a regular service into London via the Metropolitan Line, with the Overground available at nearby Headstone Lane and Hatch End Stations. Local bus routes are also easily accessible. The area is well served by primary and secondary schooling, including Pinner Park Primary, St John Fisher Primary (Ofsted 'Outstanding'), and Nower Hill Secondary School (Ofsted 'Outstanding'), all within walking distance. Locally, there are plenty of parks and open spaces, such as Headstone Manor, Pinner Village Gardens and Pinner Memorial Park.

### Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: E

Energy Efficiency Rating: C

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 020 8866 8083.



Approximate Gross Internal Area  
 Ground Floor = 93.9 sq m / 1,011 sq ft  
 First Floor = 52.6 sq m / 566 sq ft  
 Total = 146.5 sq m / 1,577 sq ft



Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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