

## Imperial Drive Harrow HA2 7LJ

Price Guide: £675,000



Freehold  
Borough of Harrow  
Council Tax Band E  
Council Tax £2,794 per annum  
EPC =D

### NORTHOLT OFFICE

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**IMPORTANT** Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Bennett Holmes are delighted to offer this three bedroom semi detached family home situated on a popular residential road on the North Harrow/Pinner borders. The property is ideally located for a number of well regarded schools and transport links and is a short walk to North Harrows tube station offering the Metropolitan Line. Other benefits include two reception rooms, a fitted kitchen, a conservatory, off street parking for 1/2 cars, a garage accessed via own drive, double glazing and gas central heating. Offered to the market with no upper chain





- SEMI DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- OFF STREET PARKING
- GARAGE OWN DRIVE
- NO UPPER CHAIN

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## Accommodation

Accommodation briefly comprises a double glazed porch with inner door to the entrance hall which has stairs to the first floor landing and doors to all ground floor rooms. There are two reception rooms and a double glazed conservatory all with laminated wooden flooring and a fitted kitchen which includes a range of base and eye level units, a built-in electric oven, fitted gas hob with extractor hood and a washing machine. To the first floor there are three good sized bedrooms all with laminated wooden flooring, a family shower room which comprises a shower cubicle, wash hand basin with vanity unit and low level w.c. There is also a separate w.c. Outside there is off street parking for 1/2 cars, a garage accessed via own drive and a rear garden measuring approximately 50' which is mainly lawn.

Disclaimer: The conservatory has undergone underpinning in 2020 and there was no structural issue to the main building. A Certificate of Structural Adequacy is available on request for the works carried out.

