

# ***NORTHUMBERLAND ROAD, NORTH HARROW***



***Three Bedroom Semi Detached House***

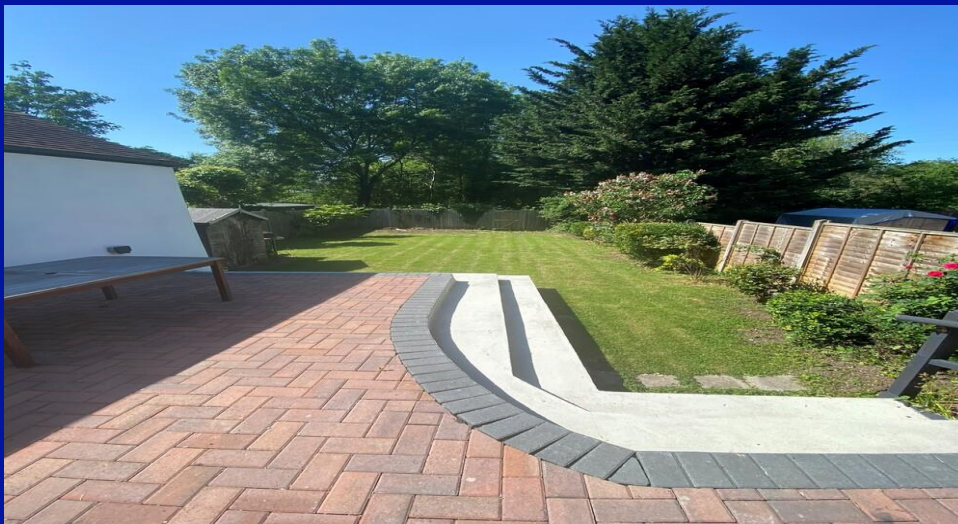
***Guide Price £775,000***

## *Description*

Robertson Phillips are pleased to be able to offer for sale this larger style three bedroom semi detached house. The property benefits from three bedrooms including a larger than average single bedroom, two reception rooms, one family bathroom (with both shower and bath) and one WC. In addition, the house benefits from; A private driveway leading to a detached garage which has been converted into a multi-functional space (home office etc), as well as a long private garden. This property is ready to move in having been completely refurbished in 2023 by the current owners (including new boiler). Ample scope to extend to the side and rear (stpp), and planning was passed for a loft conversion 2022. An internal inspection comes highly advised.



***Location:*** Location: The property is a five minute walk to the North Harrow underground station providing access to Baker Street in under thirty minutes. It also benefits from close proximity to local restaurants, shopping facilities and parks. The property backs onto Yeading brook, providing quick access to green space and a lovely walking path. The property falls into the catchment areas of Longfield, St Johns Fisher and Vaughan Primary Schools and Nower Hill High School.



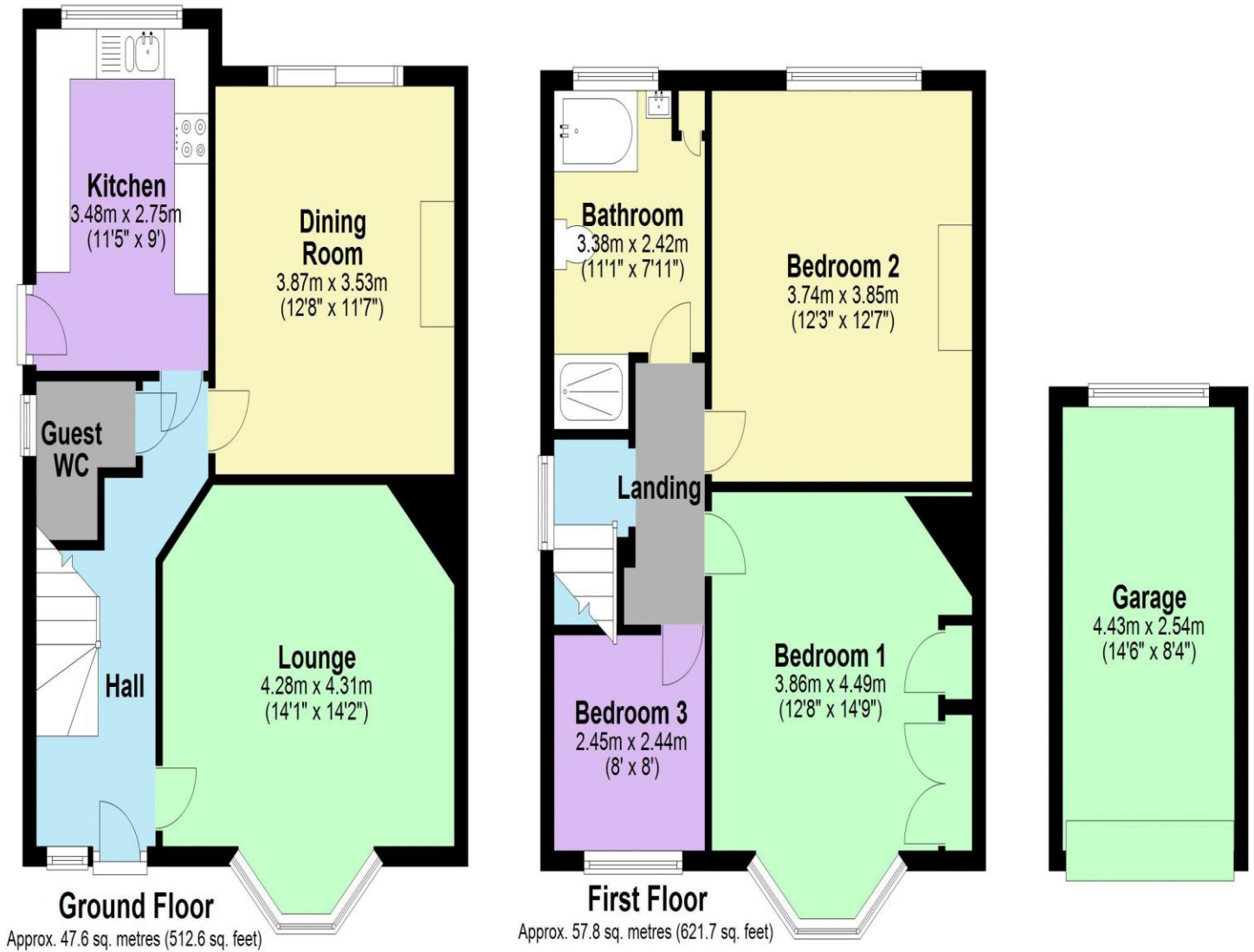


- Larger style three bedroom semi detached house with own driveway
- Offered for sale in very good order throughout
- Ground floor guests cloakroom
- Viewing highly advised
- Useful garage converted into a multi purpose are (home office, gym etc)
- Gas central heating, double glazed windows, two receptions
- Ample space to extend (stpp)



### Additional Information

TENURE: FREEHOLD  
LOCAL AUTHORITY: LONDON BOROUGH OF HARROW  
ENERGY EFFICIENCY RATING: D



Total area: approx. 105.4 sq. metres (1134.3 sq. feet)



We have not sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

**Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.**