

PARKFIELD AVENUE, NORTH HARROW



Three Bedroom Semi Detached House Offers In Excess of £700,000

Description

Presenting an exquisite, expanded three-bedroom semi-detached residence, Robertson Phillips invites you to discover this remarkable property now available on the market. Nestled within a highly sought-after locale, this residence is ideally positioned within the catchment area of esteemed primary and secondary schools. Encompassing an impressive area spanning over 1300 square feet, the home has undergone a comprehensive renovation and extension, resulting in a contemporary masterpiece. The interiors showcase a blend of modern sophistication and trendsetting design. The main level welcomes you with an inviting entrance hallway, leading to a frontal reception room that sets the tone for elegance. Additionally, the ground floor boasts a utility/guest cloakroom, seamlessly flowing into an open-concept kitchen, dining, and entertainment space - the heart of the home. Upstairs, the first floor houses two spacious double bedrooms complete with built-in wardrobes, ensuring ample storage solutions. A third bedroom provides versatile space, and a well-appointed four-piece family bathroom completes this level of comfort and convenience. Enhancing the property's allure are the off-street parking facilities and an expansive 100-foot garden at the rear, offering an idyllic outdoor oasis. This residence harmonizes contemporary aesthetics with practicality, presenting an unparalleled opportunity to embrace a refined lifestyle..



Location: Parkfield Avenue is situated within easy reach of shopping facilities, local eateries and Headstone Lane overground station providing easy access to both Central London and the home counties. It also falls within the catchment to both Pinner Park Primary School and Nower Hill High School.





- *Three Bedroom Semi Detached House*
- *Guest Cloakroom*
- *Over 1300 square feet Internally*
- *Off Street Parking*
- *Newly Renovated Throughout*
- *Stunning Entertaining Space*
- *100 Foot Rear Garden*
- *Sought After Schooling*

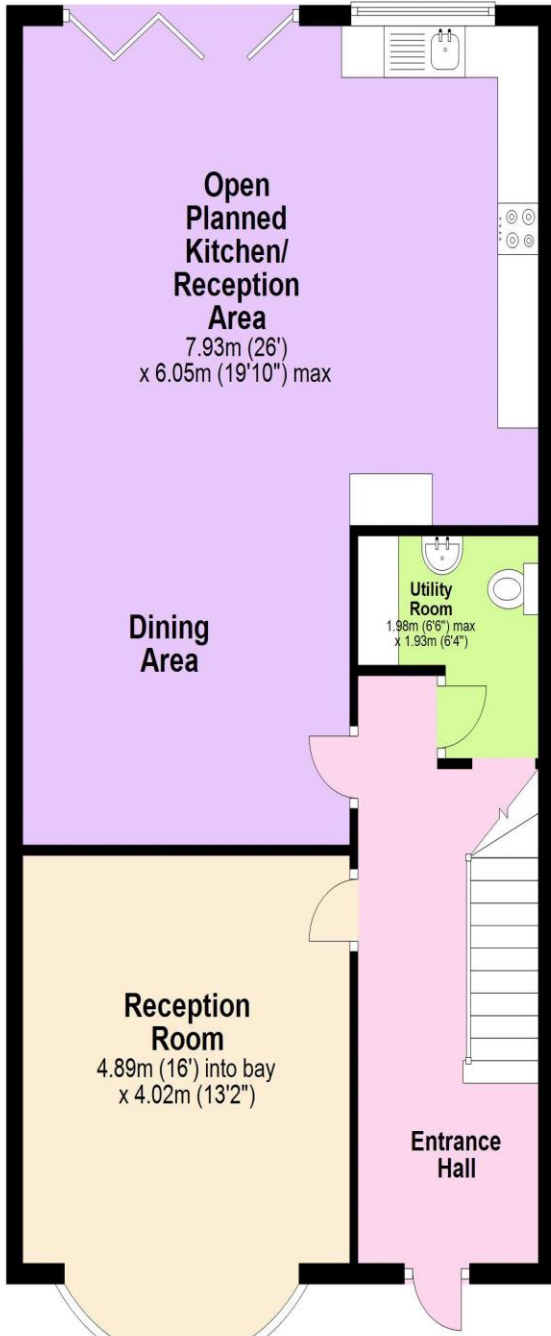


Additional Information

TENURE: FREEHOLD

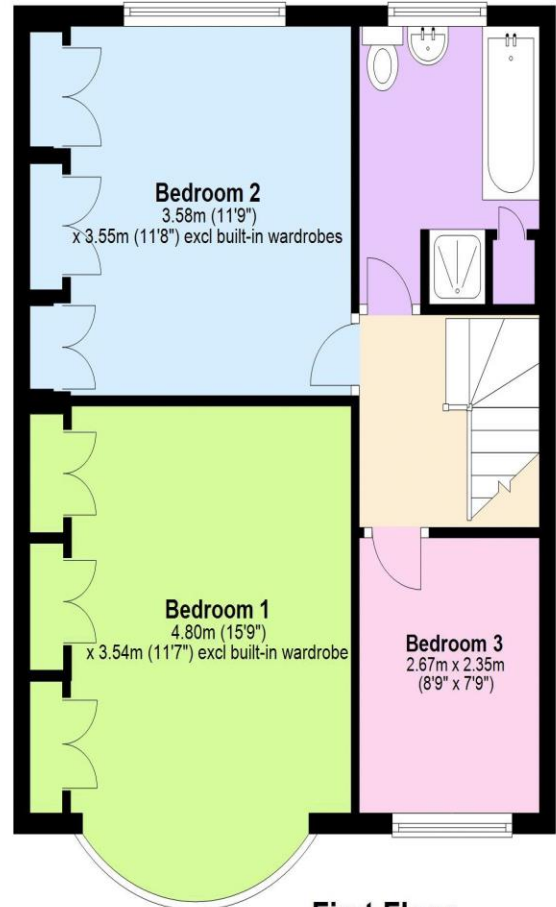
LOCAL AUTHORITY: LONDON BOROUGH OF HARROW

ENERGY EFFICIENCY RATING: D



Ground Floor

Approx. 74.4 sq. metres (800.8 sq. feet)



First Floor

Approx. 47.3 sq. metres (508.9 sq. feet)

Total area: approx. 121.7 sq. metres (1309.7 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		66	85
EU Directive 2002/91/EC			

www.epc4u.com



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.