WOODLANDS, *NORTH HARROW*

Four Bedroom Semi Detached House   **OIEO £899,500**

Description

Unique in its design and layout, this striking four bedroom semi detached house enters the market with Robertson Phillips. With just under 1700 square foot of useable living space in the house alone, you instantly notice the feel of space in the property. A wide and welcoming entrance hall feeds onto a front reception room with feature bay window, a large and extended lounge, kitchen and dining area, and a large dressing room with shower room. The garden is accessible via bi-folding doors, and in the garden you will find a large powered outhouse with additional shower room inside. The first floor has seen the standard layout of the house remodeled, there are two double bedrooms on this floor with the bathroom being converted into an four piece ensuite for one of these rooms. The second floor hosts the master bedroom also with an ensuite. The property is presented to a very high standard throughout, and you can see a lot of thought and planning has gone into creating a special property like this one. Fantastically located for both Pinner and North Harrow and the property falls within the catchment area to 'outstanding' rated primary and secondary schools

- *Four Bedroom Extended Semi Detached House*
- *Four Bathrooms*
- *Off Street Parking*
- *Private Garden*
- *Three Reception Areas*
- *Modern Design Features Throughout*
- *Outbuilding with Shower Suite & Underfloor Heating*
- *Great Catchment For Nower Hill High School & St John Fisher Primary School*
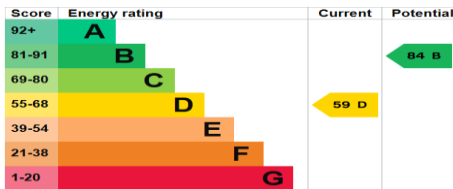

Additional Information

TENURE: FREEHOLD

LOCAL AUTHORITY: LONDON BOROUGH OF HARROW

ENERGY EFFICIENCY RATING: D

Outbuilding
4.15m x 6.26m
(13'8" x 20'6")

Kitchen/Breakfast Room
4.13m x 6.86m
(13'6" x 22'6")

Dining Room
3.34m (10'11")
x 5.47m (17'11") max

Bedroom 2
3.31m x 4.17m
(10'10" x 13'8")

Bedroom 1
4.67m x 3.86m
(15'4" x 12'8")

Dressing Room

Bedroom 4
4.47m x 3.59m
(14'8" x 11'9")

Bedroom 3
4.54m (14'11") max
x 3.36m (11')

Ground Floor
Approx. 107.9 sq. metres (1161.3 sq. feet)

First Floor
Approx. 42.2 sq. metres (454.5 sq. feet)

Second Floor
Approx. 27.0 sq. metres (291.0 sq. feet)

Total area: approx. 177.2 sq. metres (1906.8 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.