

## ***CAMBRIDGE ROAD, NORTH HARROW***



***Three Bedroom Semi Detached House***

***Guide Price £675,000***



## Description

Robertson Phillips are proud to present this three bedroom semi detached house with a side garage to the market. With no upper chain, this house has huge scope to extend subject to planning permission. The property consists of; Entrance hall, two reception rooms, a separate fitted kitchen, and a long private garden. Upstairs two double bedrooms, a single bedroom, family sized bathroom and a separate WC. Further Benefits include; Off street parking, a side garage, ample storage, double glazing and gas central heating.



**Location:** Cambridge Road is a cul-de-sac situated off Station Road in North Harrow. The property is within 0.2 miles of the Outstanding Ofsted rated St John Fisher Primary School and 0.3 miles from North Harrow station with supplies the metropolitan line. Station Road itself offers an array of amenities, eateries and a local gym also.





- *Three Bedroom Semi Detached House With Side Garage*
- *Two Reception Rooms*
- *Family Sized Bathroom With Separate WC*
- *Walking Distance To North Harrow Station And Local Shops And Amenities*
- *Fitted Separate Kitchen*
- *Huge Scope To Extend STPP*
- *No Upper Chain*
- *Very Close To The Highly Sought After St John Fisher Primary School*



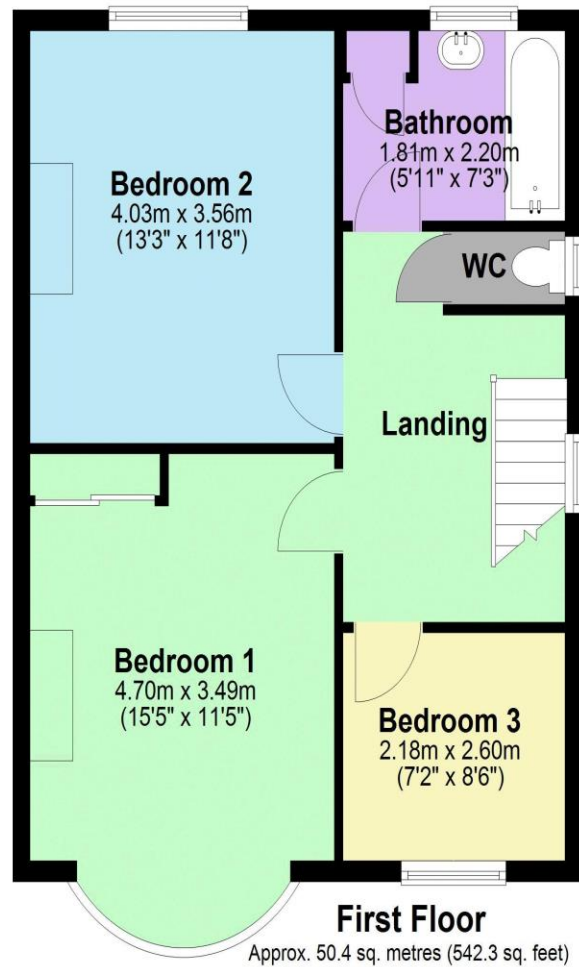
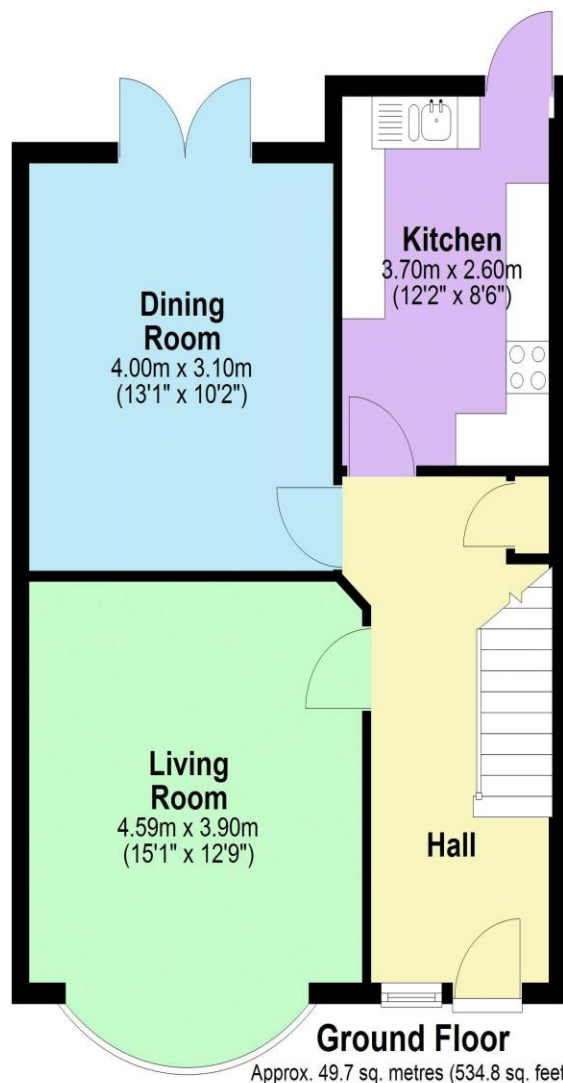
#### Additional Information

TENURE: FREEHOLD

LOCAL AUTHORITY: LONDON BOROUGH OF HARROW

ENERGY EFFICIENCY RATING: D





Total area: approx. 100.1 sq. metres (1077.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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.