



**EXTENDED FOUR BEDROOM, TWO BATHROOM FAMILY HOME**

Lincoln Road, North Harrow, Middlesex, HA2 7RQ



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**RECEPTION ROOM • RECEPTION/SITTING ROOM/KITCHEN • FOUR BEDROOMS • TWO BATHROOMS • SOUTH-FACING REAR GARDEN • OFF-STREET PARKING**

**Description**

This beautifully extended four-bedroom, two-bathroom family home is ideally located close to the amenities of both Pinner and North Harrow. The property benefits from excellent transport links, with access to three nearby Underground stations, and is situated within reach of highly regarded schools. Offering approximately 1,339 sq. ft. of living accommodation, this home also features a south-facing rear garden and off-street parking to the front.

The ground floor comprises a porch leading into a welcoming entrance hallway. To the front of the property is a bright reception room featuring a large bay window. To the rear, the home opens into a spacious open-plan reception, dining, and kitchen area, creating an ideal space for family living and entertaining. This impressive area is enhanced by two skylights and patio doors opening onto the garden. The modern kitchen offers a wide range of fitted units, integrated appliances, and a large central kitchen island.





On the first floor, there are three well-appointed bedrooms, one of which benefits from fitted wardrobes, along with a family bathroom.

The second floor hosts a further bedroom and a shower room, as well as access to useful eaves storage.

Externally, the south-facing rear garden is mainly laid to lawn and bordered by mature shrubs and flower beds, with a patio area perfect for outdoor seating and dining. A gate at the rear of the garden provides direct access to an allotment field. To the front of the property, a driveway provides off-street parking.

### **Location**

Situated on a tree-lined road within moments from both Pinner and North Harrow's amenities of shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line North Harrow and Pinner station, providing a fast and frequent service into the heart of Central London and beyond. The area is also well served for primary and secondary schooling, children's parks/playgrounds and recreational facilities.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

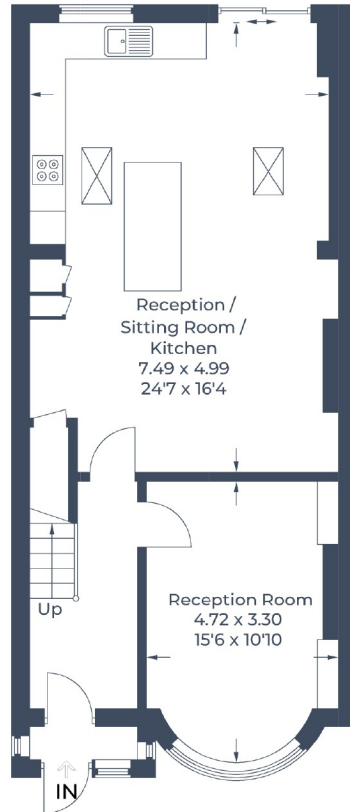
Council Tax Band: E

Energy Efficiency Rating: D

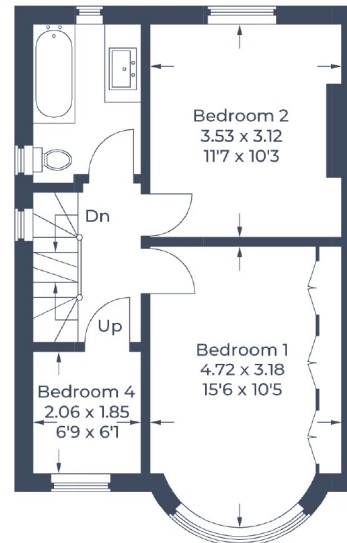
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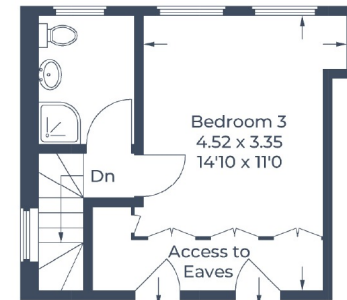
Approximate Gross Internal Area  
 Ground Floor = 61.9 sq m / 666 sq ft  
 First Floor = 40.3 sq m / 434 sq ft  
 Second Floor = 22.2 sq m / 239 sq ft  
 Total = 124.4 sq m / 1,339 sq ft



**Ground Floor**



**First Floor**



**Second Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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