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LONGLEY ROAD, HARROW, MIDDLESEX, HA1 4TH



PRICE....£725,000....FREEHOLD

A well presented and extended five bedroom, two bathroom Edwardian semi detached family house (186.2 sq.m/2003 sq.ft), which benefits from a wealth of period features. Harrow Town

Centre is also within easy reach with its vast array of shops, restaurants, coffee houses, supermarkets and both Harrow on the Hill Metropolitan and Overground Train Station and Harrow and Wealdstone Bakerloo & Loiness Train Station. Harrow Recreational Park and local primary and secondary schools are also within walking distance. The spacious accommodation on the ground floor comprises of an original front door with ornate stain glass inserts, leading to an entrance hall with original cast iron feature fireplace and wooden flooring, 15'4ft front reception room with a bay front window, cast iron feature fireplace with a wooden surround, ceiling coving and centre rose, 12'10ft dining room with a feature fireplace and French door to a 20'10ft conservatory, 12'10ft kitchen/breakfast room and guest WC. On the first floor there is a 15'5ft bedroom one with a bay window, 12'11ft bedroom two, two further single bedrooms, bathroom with a separate WC. On the second floor there is an 18'7ft dual aspect double bedroom with eave storage cupboards and en-suite shower room/WC. Outside there is a well maintained front garden and a approximate 113ft rear garden with paved patio area leading to lawn with mature trees, shrub and flower borders. The property benefits from being sold chain free.

020 8866 0222















COUNCIL TAX

London Borough of Harrow - Band E - £3,069.09

LOCAL SCHOOLS

Marlborough Primary School - 0.28 miles

Norbury School - 0.5 miles

The Jubilee Academy - 0.72 miles

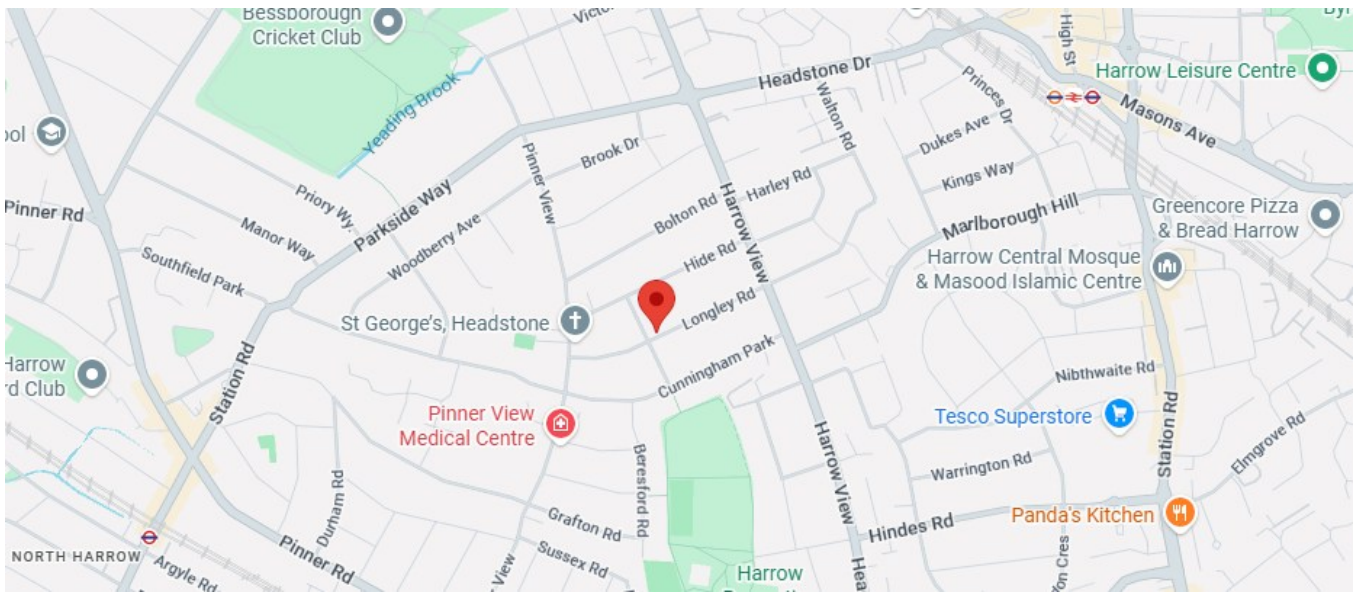
Nower Hill High School - 0.79 miles

LOCAL TRANSPORT

Harrow and Wealdstone Station (Bakerloo/Lioness) - 0.7 miles

North Harrow Station (Metropolitan Line) - 0.9 miles

Harrow-on-the-Hill Station) - 1.4 miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Longley Road

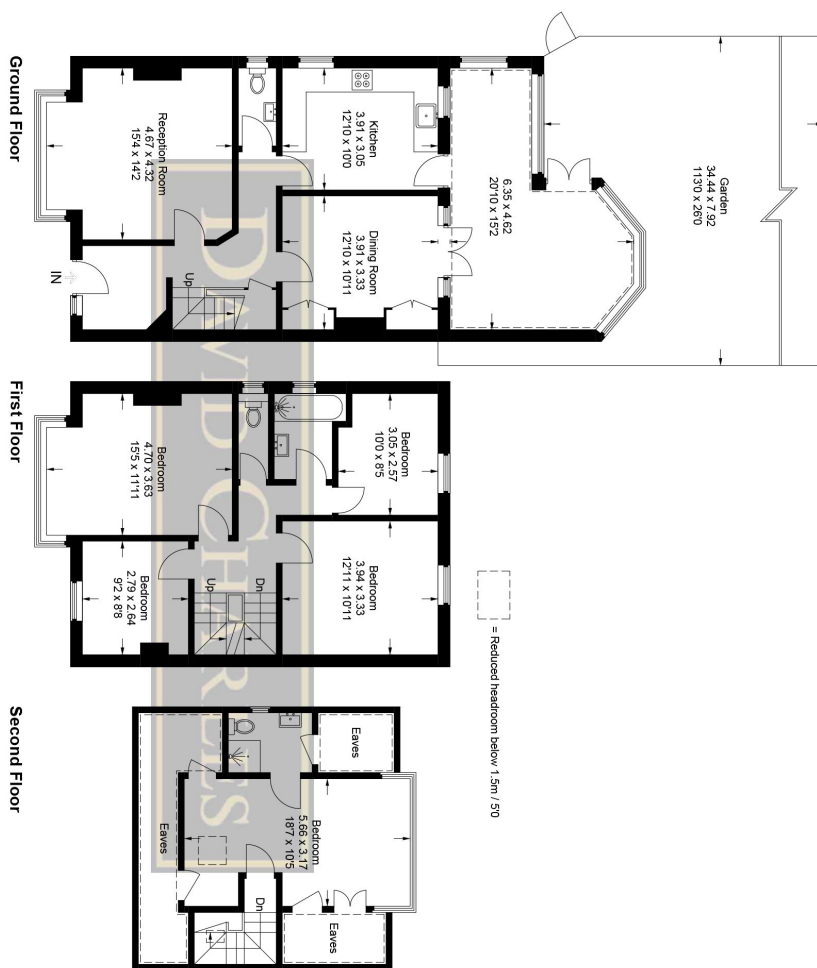
Approximate Gross Internal Area

Ground Floor = 84.2 sq m / 906 sq ft

First Floor = 60.7 sq m / 653 sq ft

Second Floor = 41.3 sq m / 444 sq ft

Total = 186.2 sq m / 2,003 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition