

# DAVID CHARLES

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## HOLMWOOD CLOSE, NORTH HARROW, HA2 6JX



**PRICE....£775,000....FREEHOLD**

This bright and well presented extended four bedroom, two bathroom semi detached family house (1,399 sq.ft/130 sq.m) is located within the school catchments areas of Pinner Park Primary School and Nower High School (Both Ofsted Outstanding). Both North Harrow & Hatch End Town Centres are within easy reach with their array of shops, restaurants, coffee houses, supermarkets and North Harrow Metropolitan Line Tube Station and Headstone Lane Lioness Train Station. The accommodation on the ground floor comprises of an entrance porch leading to own front door, entrance hall, 29'6ft double reception room with an oriel bay window, 16'5ft modern fitted eat-in kitchen with sliding door to the garden, separate utility room and guest WC. On the first floor there is a 15'5ft double bedroom two with oriel bay window and fitted wardrobes, 10'6ft bedroom three with a built-in wardrobe, further bedroom four and modern fitted family bathroom. On the second floor there is a 16'5ft master bedroom with built-in wardrobes, eave storage and modern fitted en-suite shower room. Outside there is off street parking for two cars and an approximate 90ft rear garden with a large decked terrace leading to lawn and a large garden shed.

**020 8866 0222**











## COUNCIL TAX

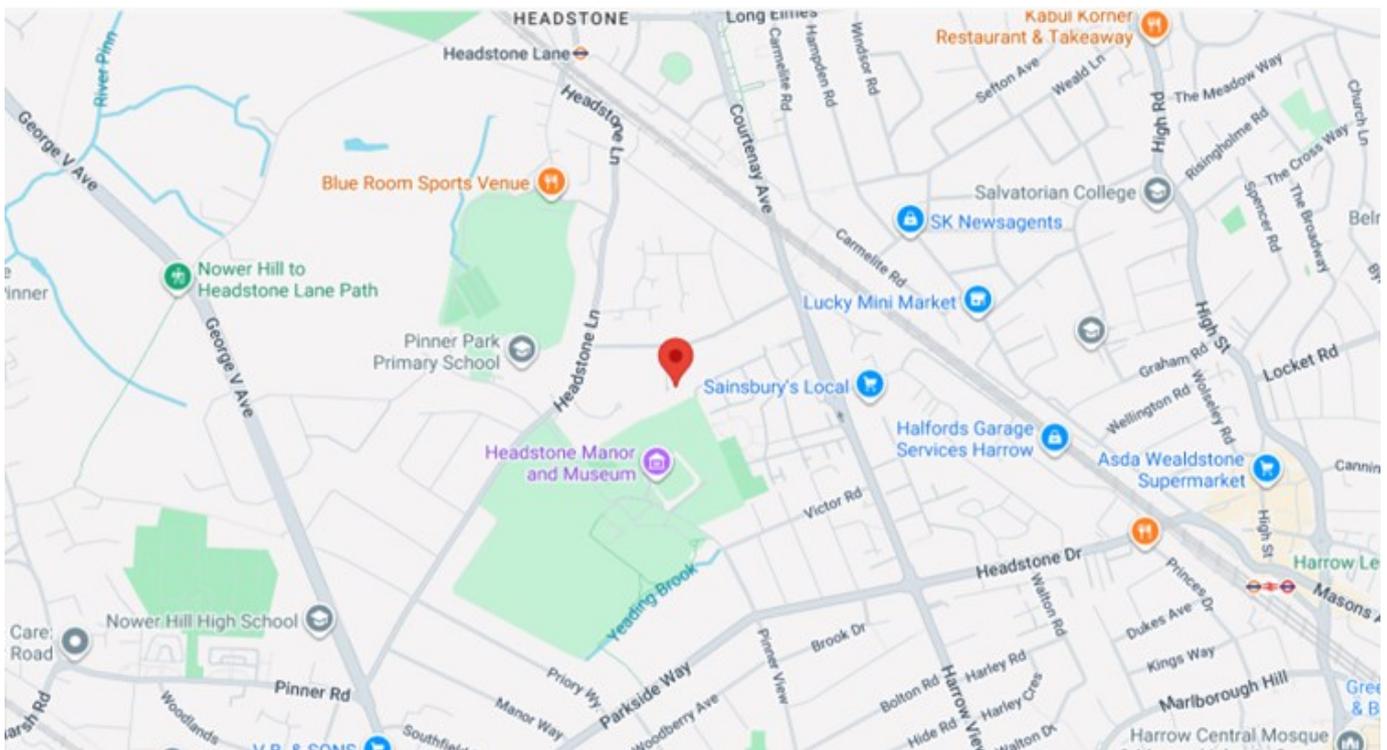
London Borough of Harrow - Band E - £2,928.27

## LOCAL SCHOOLS

Pinner Park Primary & Nursery School - 0.2 miles  
St Teresa' Catholic Primary & Nursery School - 0.6 miles  
Whitefriars Primary School - 0.6 miles  
Nower Hill High School - 0.6 miles  
Hatch End High School - 0.7 miles

## LOCAL TRANSPORT

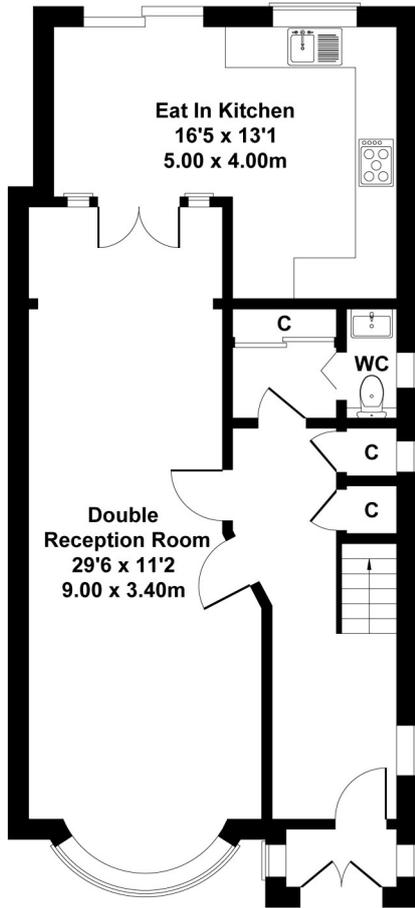
Headstone Lane Overground Station - 0.4 miles  
North Harrow Metropolitan Line Station - 0.6 miles



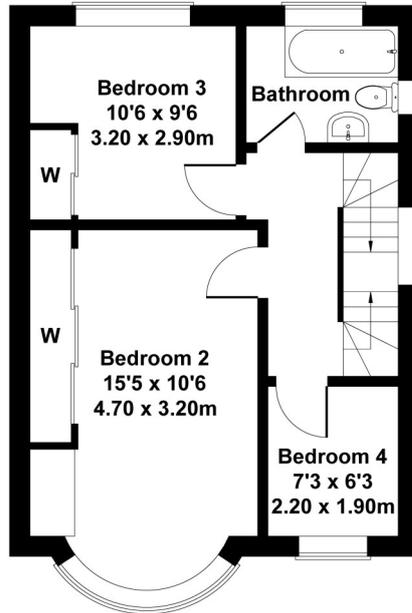
| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92+) <b>A</b>                              |                            |           |
| (81-91) <b>B</b>                            |                            | 81        |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | 58                         |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

## Holmwood Close

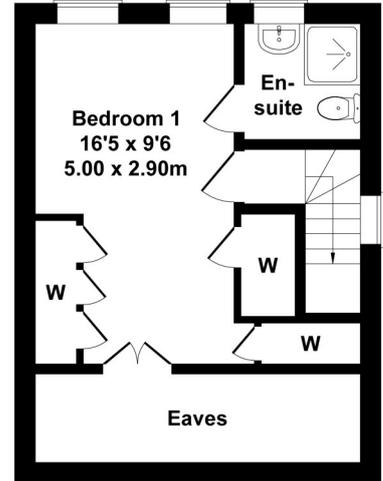
Approximate Gross Internal Area  
1399 sq ft - 130 sq m  
(Excluding Eaves)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2026  
For Illustrative Purposes Only.

***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.*