

# DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS  
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW  
TELEPHONE 020 8866 0222 • FAX 020 8868 3544  
WEBSITE [www.david-charles.co.uk](http://www.david-charles.co.uk) • E-MAIL [enquiries@david-charles.co.uk](mailto:enquiries@david-charles.co.uk)

## WAVERLEY ROAD, NORTH HARROW, MIDDLESEX, HA2 9RD



**PRICE.... £775,000.....FREEHOLD**

This spacious and extended three bedroom, two bathroom end of terraced family house is located within walking distance to Rayners Lane Town Centre with its array of shops, restaurants, coffee houses, supermarket and the Metropolitan/Piccadilly Line Tube Station. Alexandra School, Newton Farm School, Pinner High School and Whitmore High School are also within the catchment area. The accommodation on the ground floor comprises of an entrance hall, 25'9ft intercommunicating reception room with a oriel bay window, 19'5ft modern kitchen/breakfast room with sky light window and shower room/WC. On the first floor there is 15'1ft bedroom one with fitted wardrobes, 10'6ft bedroom two with oriel bay window, further bedroom three and a modern fitted family bathroom/WC. Outside there is a own drive with off street parking for two cars and a approximate 50ft rear garden with a deck patio area leading to lawn with mature shrub and flower borders and 14'11ft outhouse/garage accessed by a service road to rear. The property benefits from further potential to extend into the loft and from being sold with no upper chain.

**020 8866 0222**









### **COUNCIL TAX**

Harrow Borough Council - Band D - £2,511.07

### **LOCAL SCHOOLS**

Newton Farm Nursery, Infant & Junior School - 0.37 Miles

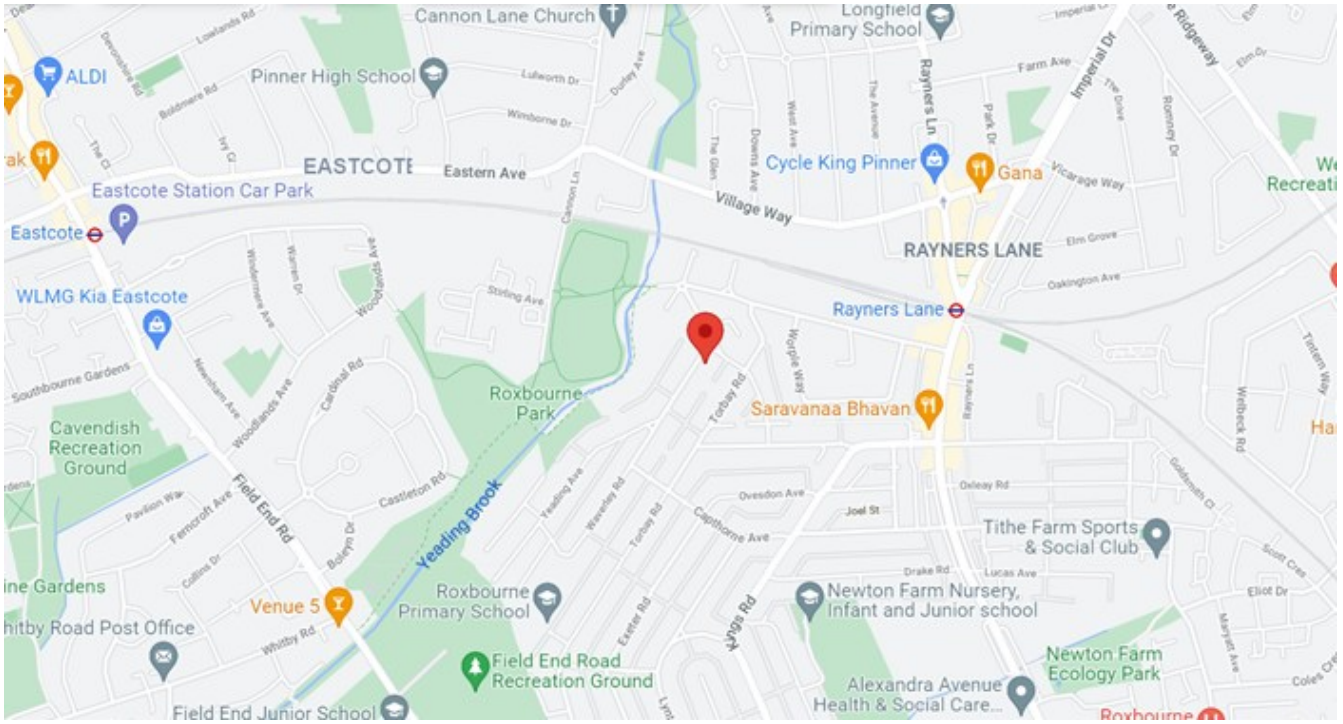
Roxbourne Primary School - 0.39 Miles

Pinner High School - 0.54 Miles

Rooks Heath School - 0.83 Miles

### **LOCAL TRANSPORT**

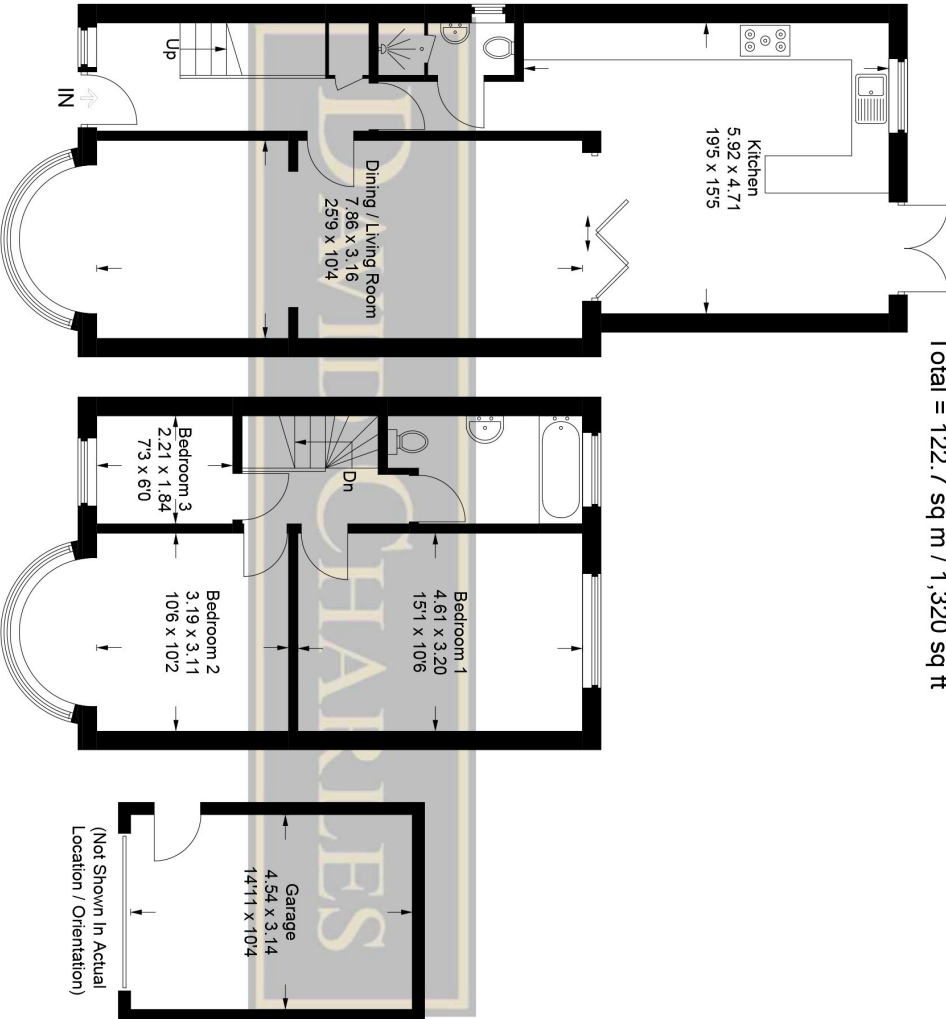
Rayners Lane Station (Metropolitan Line/Piccadilly) - 0.5 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

# Waverley Road

Approximate Gross Internal Area  
Ground Floor = 66 sq m / 710 sq ft  
First Floor = 42.4 sq m / 456 sq ft  
Garage = 14.3 sq m / 154 sq ft  
Total = 122.7 sq m / 1,320 sq ft



## Ground Floor

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.

## First Floor

© CJ Property Marketing Ltd Produced for David Charles

**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.*