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ROBERTSON
PHILLIPS

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Drury Road, West Harrow

£649,950



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Four Bedroom, Two Bathroom Family Home.

A charming period property located in the heart of West Harrow village, just a short walk from West Harrow station on the London Underground Metropolitan line, excellent local schools including Vaughan Primary School (rated Outstanding), St Anselm's Catholic Primary School (rated Outstanding), plus many more primary and secondary Schools close by. The green open spaces of West Harrow Park are just a short walk from the property with its popular children's playground. This bright and well-proportioned four-bedroom, two-bathroom terraced home offers spacious accommodation arranged over three floors, ideally suited to modern family living. The ground floor features a welcoming front reception room and a generous open-plan kitchen/dining area overlooking the attractive rear garden – creating a wonderful space for everyday family life as well as entertaining. On the first floor are three well-proportioned bedrooms together with a family bathroom. The top floor provides a spacious principal bedroom with its own en-suite shower room, forming a private and comfortable suite. Further benefits include gas central heating, double-glazed windows and attractive character features, along with a well-maintained rear garden. Situated in the heart of West Harrow village, the property enjoys convenient access to local shops, cafés and community amenities, while the nearby Metropolitan Line provides excellent connections into central London. The proximity of parks, playgrounds and highly regarded schools makes this an ideal home for families seeking both space and a welcoming neighbourhood. For further information or to arrange a viewing, please contact Robertson Phillips.



Ground Floor

Entrance Hall

Wooden flooring, stairs and door to storage cupboard.

Living Room 13' 5" x 11' 1" (4.09m x 3.38m)

Bay window to front, curtains, feature fireplace and wooden flooring.

Kitchen/Dining Room 16' 8" x 13' 5" (5.08m x 4.09m)

Window to rear, blind, patio doors to garden, curtains, feature fireplace, tiled flooring, freestanding fridge/freezer, shelves, low level cupboards to dining area, dining table with chairs, range of low and eye level kitchen units with granite worktops, gas four ring gas hob, extractor over, double sink, mixer tap, under unit lighting, integrated dishwasher and washing machine.

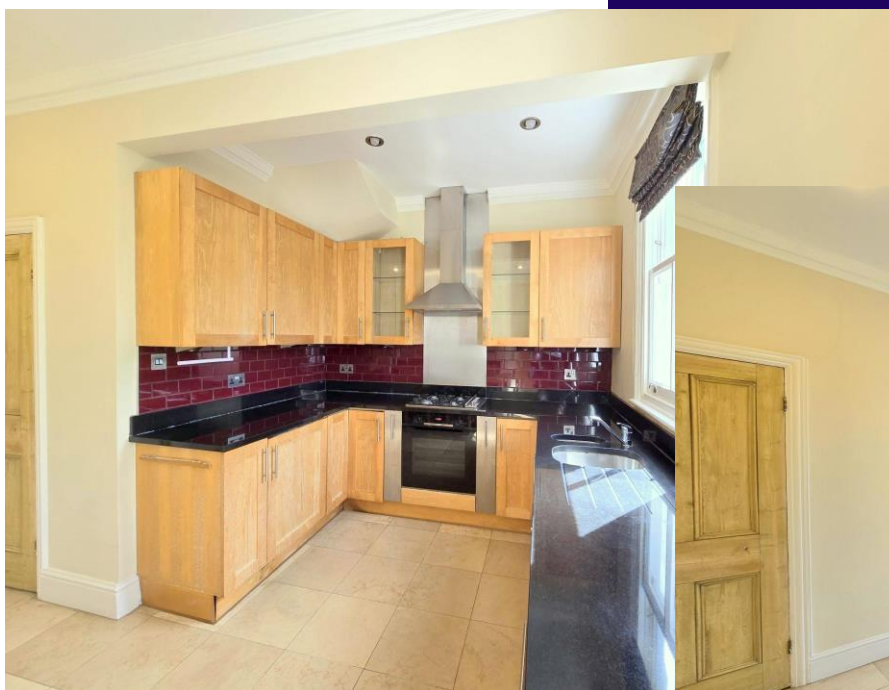
First Floor

Landing

Stairs, carpet and door to:-

Bedroom 3 12' 4" x 10' 9" (3.76m x 3.27m)

Window to rear, blind, feature fireplace, fitted carpet.



Bedroom 3 12' 4" x 10' 9" (3.76m x 3.27m)
Window to rear, blind, feature fireplace, fitted carpet.

Bedroom 2 14' 7" x 10' 9" (4.44m x 3.27m)
Bay window to front, curtains, feature fireplace, range of wardrobes and fitted carpet.

Bedroom 4 6' 3" x 5' 9" (1.90m x 1.75m)
Window to front, blind and fitted carpet.

Bathroom
Fitted with three piece suite with deep panelled bath, hand held attachment, pedestal wash hand basin, low-level WC, wall mounted mirror, window to rear, heated towel rail and laminate flooring.

Second Floor

Principal Bedroom 17' 5" x 15' 6" (5.30m x 4.72m)
Skylight, window to rear, curtains, fitted wardrobes, fitted carpet and door to:-

En-suite Shower Room

Suite includes corner shower enclosure, wall mounted vanity wash hand basin with drawers under, mixer tap, tiled surround, mirror, low-level WC, window to rear and heated towel rail.

Outside

Small patio area to front, decking area to rear, lawn, large storage shed and mature shrubs.

Council Tax Band: E

EPC Rating: E

Tenure: Freehold

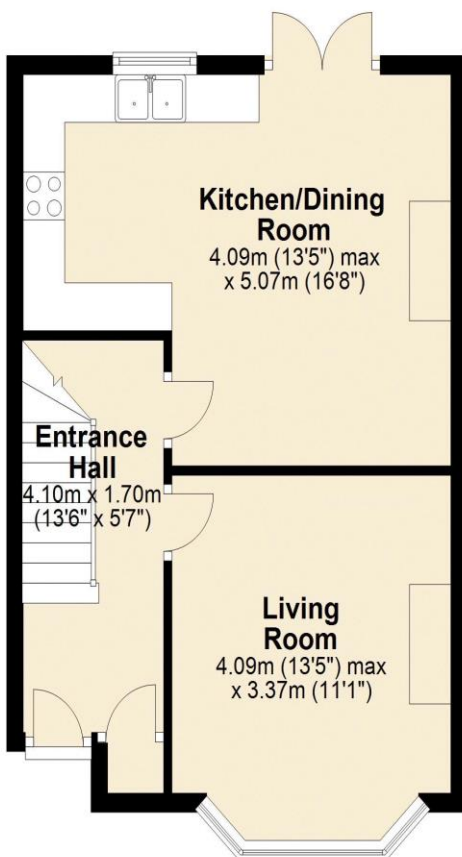


KEY FEATURES:

- Four Bedrooms
- En-suite Shower Room
- Good Condition
- Gas Central Heating
- Double Glazing
- Fitted Kitchen/Diner
- No Upper Chain
- Close to excellent schools, including Vaughan School

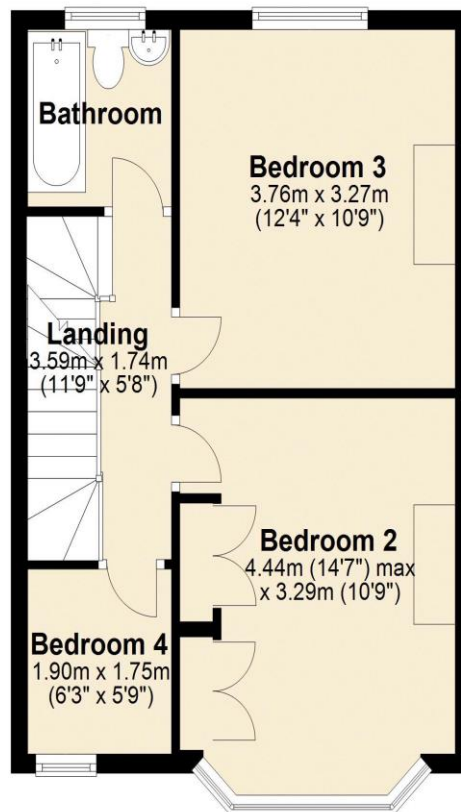
Ground Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



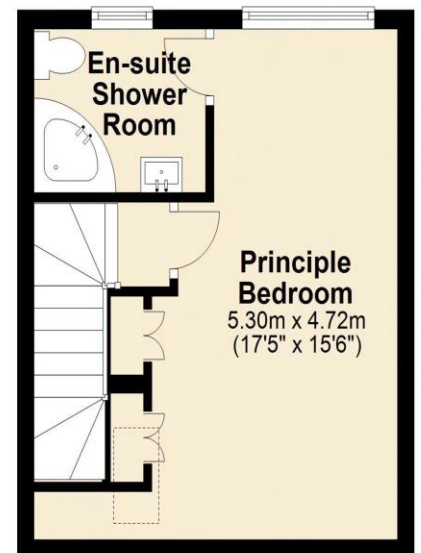
First Floor

Approx. 39.6 sq. metres (425.7 sq. feet)



Second Floor

Approx. 23.5 sq. metres (252.6 sq. feet)



DISCLAIMER: Robertson Phillips may not have 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.