



**A FOUR BEDROOM SEMI DETACHED FAMILY HOME WITH GARAGE AND OFF STREET PARKING**

Hawthorn Drive, North Harrow, HA2 7NU

**ROBSONS**

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**PORCH AND ENTRANCE HALL • FOUR BEDROOMS • TWO BATHROOMS • RECEPTION ROOM • DINING ROOM • KITCHEN • UTILITY AREA WITH GUEST W.C. • GARAGE • GARDEN WITH PERGOLA AND SUMMERHOUSE • OFF STREET PARKING**

### Description

A beautifully presented, four-bedroom extended family home offering well-proportioned light filled interiors, off street parking and a delightful south-facing rear garden, situated a short distance from local amenities, schools and excellent transport facilities.

The ground floor comprises an entrance porch and hallway with stairs to the first floor and under stair storage. Off the hallway is a spacious lounge with adjoining doors through to a separate dining room, a well-equipped kitchen/breakfast room featuring a variety of units with integrated appliances and a separate utility room and a ground floor WC. There is the added benefit of access to an integral garage, ideal for additional storage.





To the first floor there are three good-sized double bedrooms, two benefiting from fitted wardrobes, and a three-piece family bathroom with a walk-in shower.

To the second floor is an additional spacious bedroom with an ensuite bathroom and under eaves storage.

Externally, this family home has an attractive private rear garden that is part lawn and part patio, with a pergola, pond and a summerhouse. To the front of the property there is a driveway allowing off-street parking for two cars and a garage.

### **Location**

Hawthorn Drive is conveniently positioned within 0.6 of a mile from both North Harrow Metropolitan Line and Rayners Lane Metropolitan and Piccadilly Line station, both providing a frequent service into the heart of Central London and beyond. There is a good selection of local shops and recreational facilities near by, with further amenities in Pinner with an array of shops, restaurants, coffee houses and popular supermarkets. The area is well served for Primary and Secondary Schooling with Longfield Primary School close by.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: E

Energy Efficiency Rating: C

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 020 8866 8083.



Approximate Gross Internal Area  
 Ground Floor = 74.3 sq m / 800 sq ft  
 First Floor = 46.0 sq m / 495 sq ft  
 Second Floor = 32.3 sq m / 348 sq ft  
 Total = 152.6 sq m / 1,643 sq ft  
 (Including Garage)



Illustration for identification purposes only,  
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