

Woodcock Hill

Harrow • • HA3 0JJ
Offers In Excess Of: £1,250,000



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This double-fronted four bedroom detached family home is set on a generous plot and offers substantial, well-balanced accommodation arranged over two floors, together with a large rear garden and a wealth of potential to extend, subject to the usual planning permissions.

This is a rare opportunity to acquire a home with strong fundamentals, generous proportions, and significant future potential, making it ideal for buyers looking to create a long-term family home in a desirable setting.

FOUR BEDROOM

DOUBLE FRONTED DETACHED HOME

GARAGE

CARRIAGE DRIVEWAY

LARGE REAR GARDEN

MULTIPLE RECEPTION ROOMS

ENSUITE TO MASTER BEDROOM

MODERN FAMILY BATHROOM

POTENTIAL TO EXTEND STPP

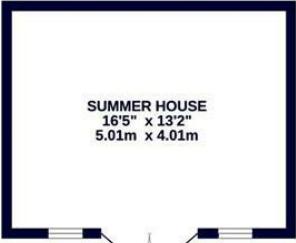
2286 SQ.FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

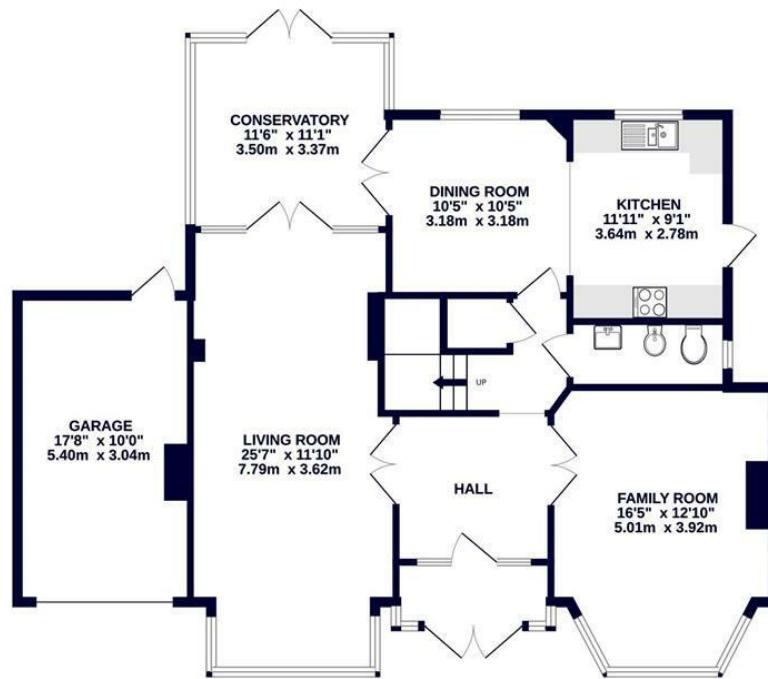




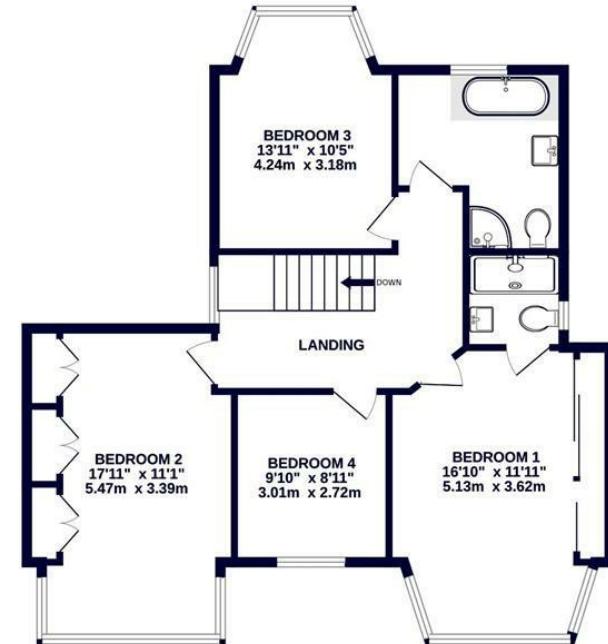
OUTBUILDING
216 sq.ft. (20.1 sq.m.) approx.



GROUND FLOOR
1205 sq.ft. (111.9 sq.m.) approx.



1ST FLOOR
865 sq.ft. (80.3 sq.m.) approx.



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TOTAL FLOOR AREA : 2286 sq.ft. (212.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2014/15 A	A
2014/15 B	B
2014/15 C	C
2014/15 D	D
2014/15 E	E
2014/15 F	F
2014/15 G	G
All energy efficient - higher running costs	
2014/15 G	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.