

ROBERTSON PHILLIPS
Estate Agents, Valuers,
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**ROBERTSON
PHILLIPS**
Est. 1991

MOAT DRIVE, HARROW



Three Bedroom Extended Semi Detached House

£625,000



www.robertsonphillips.co.uk



Description

Moat Drive, Harrow, HA1 | Three-Bedroom Extended Semi-Detached House
Robertson Phillips are delighted to present this well-appointed and extended three-bedroom semi-detached family home, ideally positioned on the ever-popular Moat Drive in Harrow (HA1). The property offers well-proportioned accommodation, including a bright and welcoming lounge, alongside a modern kitchen opening into a spacious dining area, creating an ideal setting for both everyday family living and entertaining. To the rear, a private garden provides an attractive outdoor space in which to relax and unwind. The first floor comprises three bedrooms, a family bathroom and a separate WC, offering practical and versatile accommodation for growing families. Conveniently located for local amenities, transport links and nearby schools, this appealing home is ideally suited to families and buyers seeking space and convenience in a popular Harrow location. Early viewings are highly recommended. Contact Robertson Phillips today to arrange your appointment.



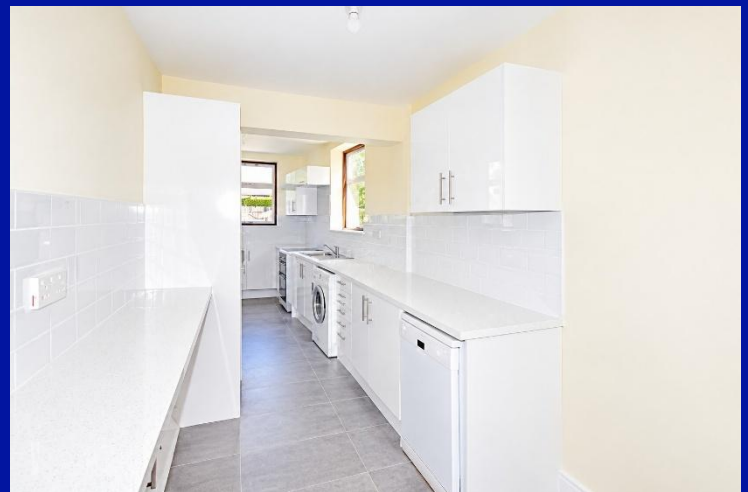
Location:

Moat Drive is a cul-de-sac running off Pinner View.





- *Three bedroom extended semi detached house*
- *Gas central heating and double glazed windows*
- *Favoured cul-de-sac location close to facilities*
- *Garage via a shared driveway*
- *Front reception and extended rear reception*
- *No Upper Chain*



Additional Information

TENURE. FREEHOLD

LOCAL AUTHORITY. HARROW

ENERGY EFFICIENCY RATING. D

GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.0 sq.m.) approx.



ROBERTSON
PHILLIPS
ESTATE AGENTS

Total area: approx. 1313 sq.ft. (122.0 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



We have not 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.