

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PN
TELEPHONE 020 8866 0222 • FAX 020 8868 3544
WEBSITE www.david-charles.co.uk • E-MAIL enquiries@david-charles.co.uk

LANCASTER ROAD, NORTH HARROW, HA2 7NN



PRICE....£800,000.... FREEHOLD

This extended and well presented three bedroom semi detached family house (1,266 sq.ft/117.6 sq.m) which has been updated to a high standard throughout by the current vendors and is located within the school catchment areas of Longfield Primary School, Vaughan Primary School, Nower Hill High School and Whitmore High School. North Harrow Town Centre is also within moments walk with its array of shops, restaurants, coffee houses, supermarkets and the Metropolitan Line Tube Station. The versatile accommodation on the ground floor comprises of an entrance hall, 15'7ft front reception room, 14'9ft living/family room with an opening to the 18'1ft dining/garden room with two sky light windows and bi-folding doors, a modern fitted kitchen and guest WC. On the first floor there is a 15'7ft master bedroom with a range of fitted wardrobes, 13'2ft double bedroom two with fitted wardrobes, a further 8'4ft single bedroom three, modern fitted shower room/WC and utility cupboard. Outside there is a newly paved front drive with EV charging point and off street parking for two cars, and a 45'11ft south west rear garden with composite decked patio area leading to lawn with shingle bed borders and a newly built outhouse with a 9'2ft separate storage area and a 13'5ft home office/Gym. The property benefits from further potential to extend (Subject to Planning Permissions).

020 8866 0222















COUNCIL TAX

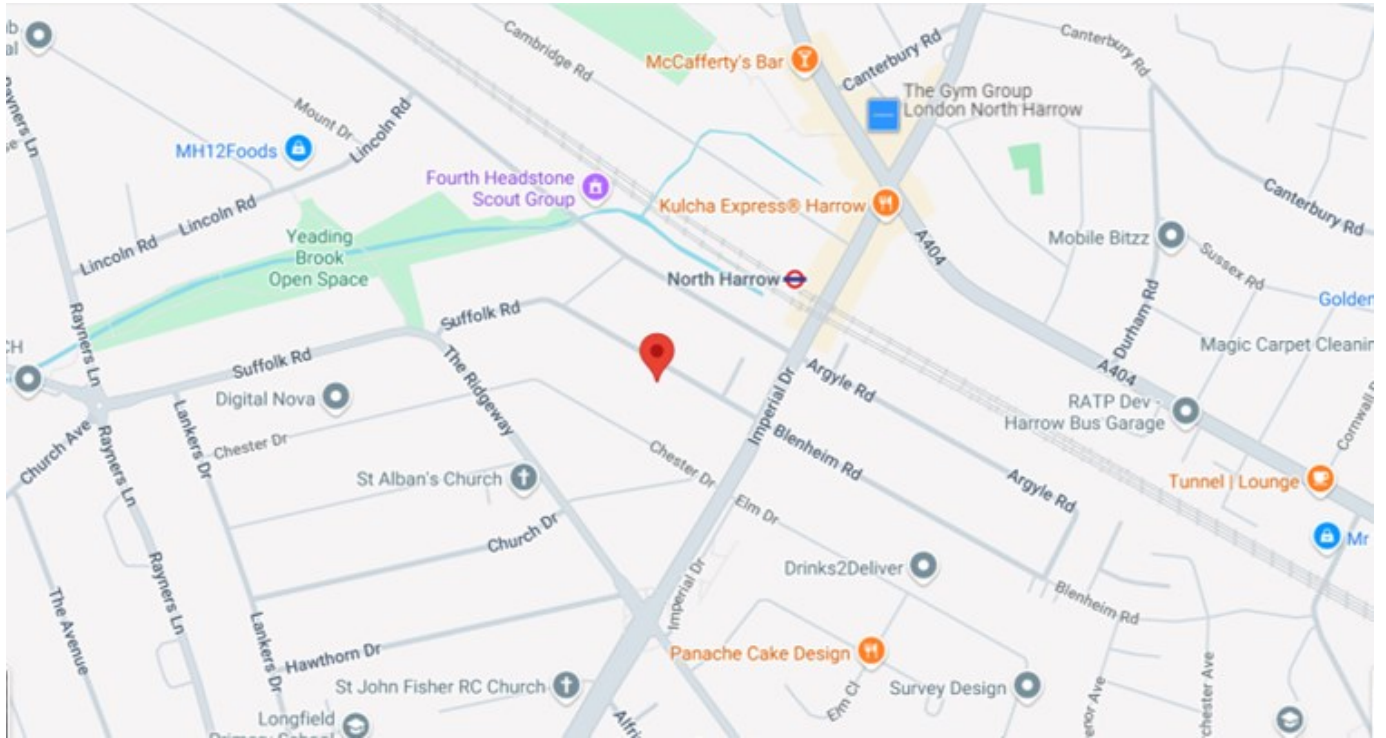
London Borough of Harrow - Band F - £3,302.46

LOCAL SCHOOLS

Longfield Primary School - 0.33 Miles
Vaughan Primary School - 0.50 Miles
Nower Hill High School - 0.51 Miles
Whitmore High School - 0.88 Miles

LOCAL TRANSPORT

North Harrow Station (Metropolitan Line) - 0.2 Miles
Rayner Lane Station (Metropolitan/Piccadilly Line) - 0.8 Miles



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

Lancaster Road

Approximate Gross Internal Area

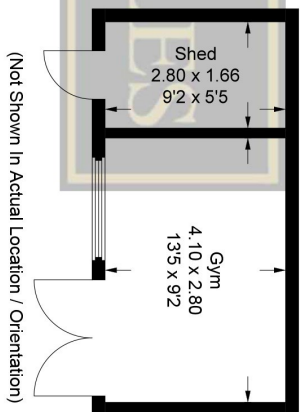
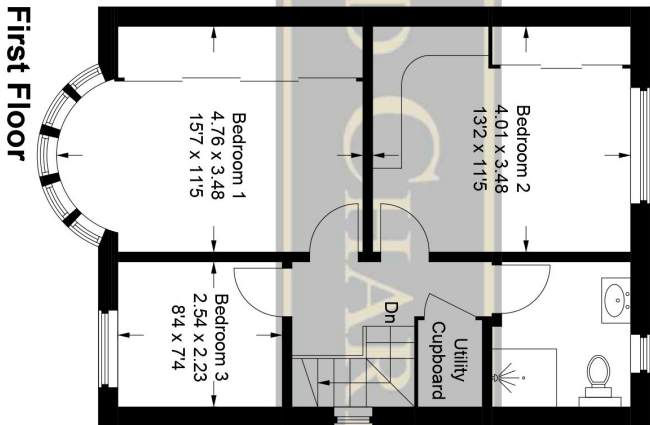
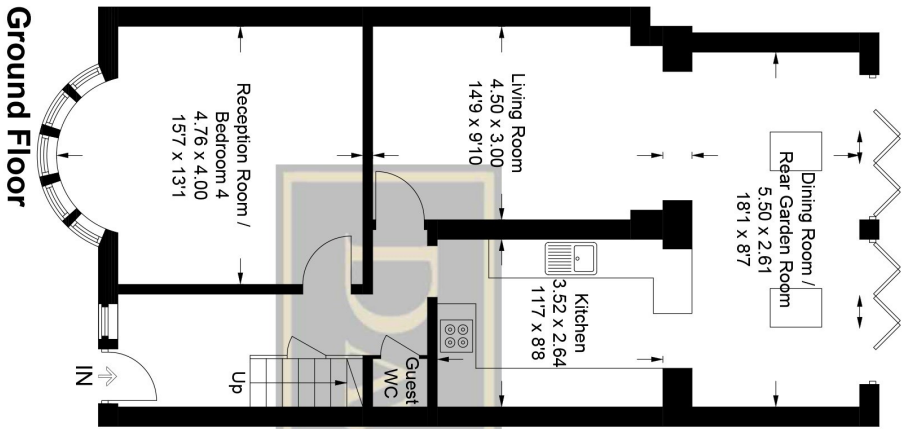
Ground Floor = 69.0 sq m / 743 sq ft

First Floor = 48.6 sq m / 523 sq ft

Outbuildings = 16.5 sq m / 178 sq ft

Total = 134.1 sq m / 1,444 sq ft

Garden
14.00 x 7.50
45'11" x 24'7"



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.

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.

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