

DAVID CHARLES

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

DURHAM ROAD, HARROW, MIDDLESEX, HA1 4PF



PRICE....£799,950....FREEHOLD

This well presented and extended four bedroom, three bathroom semi detached family house (1,879 sq.ft/174.5 sq.m) is set in the popular residential location within the school catchment areas of Vaughan Primary School, Whitmore High School and Nower Hill High School. North Harrow Town Centre is also within walking distance with its array of shops, restaurants, coffee houses, supermarkets and the Metropolitan Line Tube Station. The accommodation on the ground floor comprises of entrance hall with tiled floors, 15'2ft living room with bay window, laminate flooring and built-in display unit, 13'1ft dining room with laminate flooring, 16'6ft sun room, 13'2ft modern fitted kitchen and a study/bedroom five with an en-suite shower room/WC. On the first floor there is a 15'2ft bedroom two with a range of fitted wardrobes, 13'9ft bedroom three with a range of fitted wardrobes, further 8'5ft bedroom four and modern fitted family bathroom. On the second floor there is a 21ft master bedroom with fitted wardrobes and study area, eaves storage cupboard and modern fitted en-suite shower room/WC. Outside there is a 50ft rear garden with paved patio area leading to lawn with shrub borders, garden shed, outhouse and side pedestrian access. The property benefits from being sold with no upper chain.

020 8866 0222













COUNCIL TAX

Harrow Borough Council - Band E - £2,794.40

LOCAL SCHOOLS

Vaughan Primary School - 0.41 Miles
 Nower Hill High School - 0.52 Miles
 Whitmore High School - 0.86 Miles

LOCAL TRANSPORT

North Harrow Station (Metropolitan Line) - 0.4 Miles



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Durham Road

Approximate Gross Internal Area

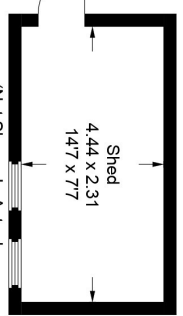
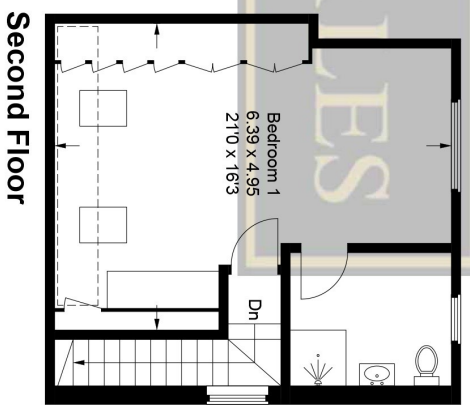
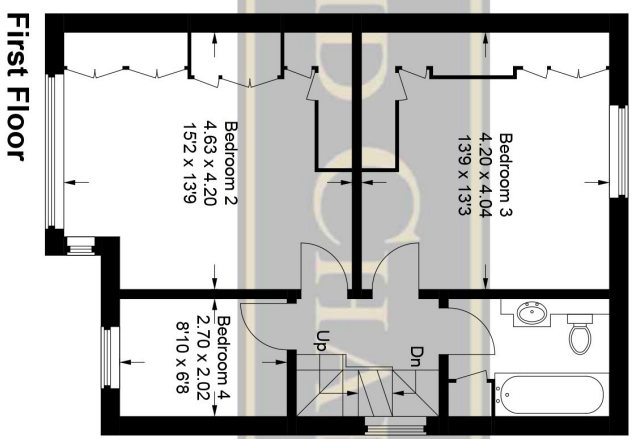
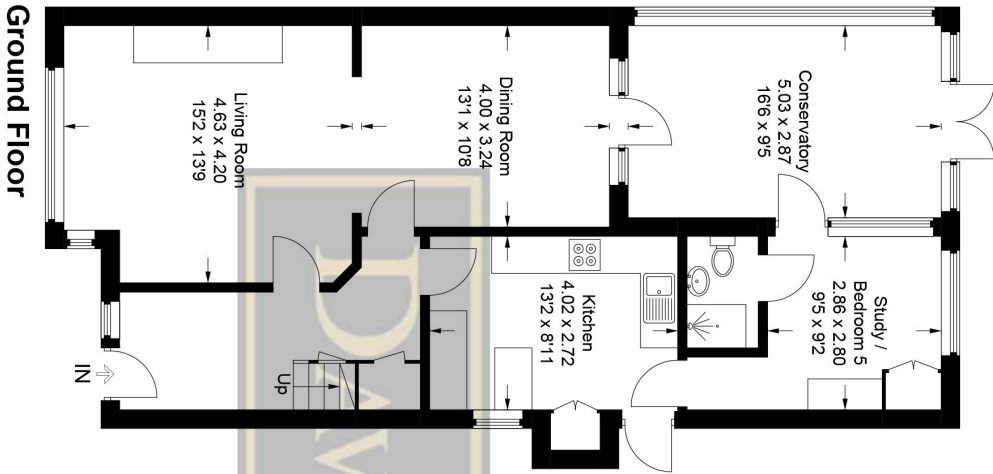
Ground Floor = 86.1 sq m / 927 sq ft

First Floor = 51.9 sq m / 559 sq ft

Second Floor = 36.5 sq m / 393 sq ft

Shed = 10.2 sq m / 110 sq ft

Total = 184.7 sq m / 1,989 sq ft



= Reduced headroom below 1.5m / 5'0"

Ground Floor

First Floor

Second Floor

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.

© CJ Property Marketing Ltd Produced for David Charles

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.