

# DAVID CHARLES

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## ELM DRIVE, NORTH HARROW, HA2 7BS



### PRICE.... £715,000... FREEHOLD

This extended four bedroom semi detached family home (139 Sq M/1495 Sq Ft) offers spacious living accommodation including two reception rooms and an 18ft x 15ft kitchen/dining room. The ground floor fourth bedroom is a generous 16ft x 10ft and benefits from an en-suite bathroom. This would ideally suit an older child or an elderly relative. The first floor has two double bedrooms with fitted wardrobes, an 8'5ft bedroom three and a bath/shower room. Outside the front hard standing allows off street parking for three cars and the 60ft rear garden has a patio, main lawn and a 13ft storage shed. The house is situated at the preferred top end of Elm Drive within minutes' walk of the shopping and transport facilities at North Harrow centre and is within walking distance of highly regarded local schooling. The house is offered with no upper chain.

**020 8866 0222**









## COUNCIL TAX

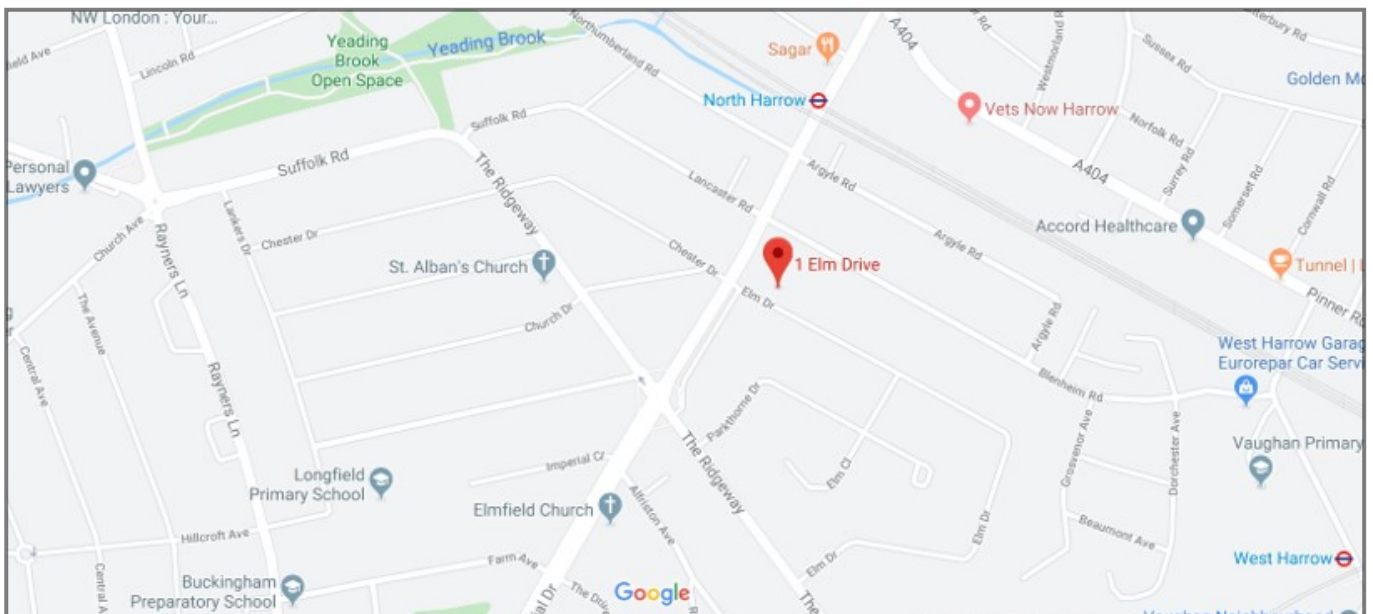
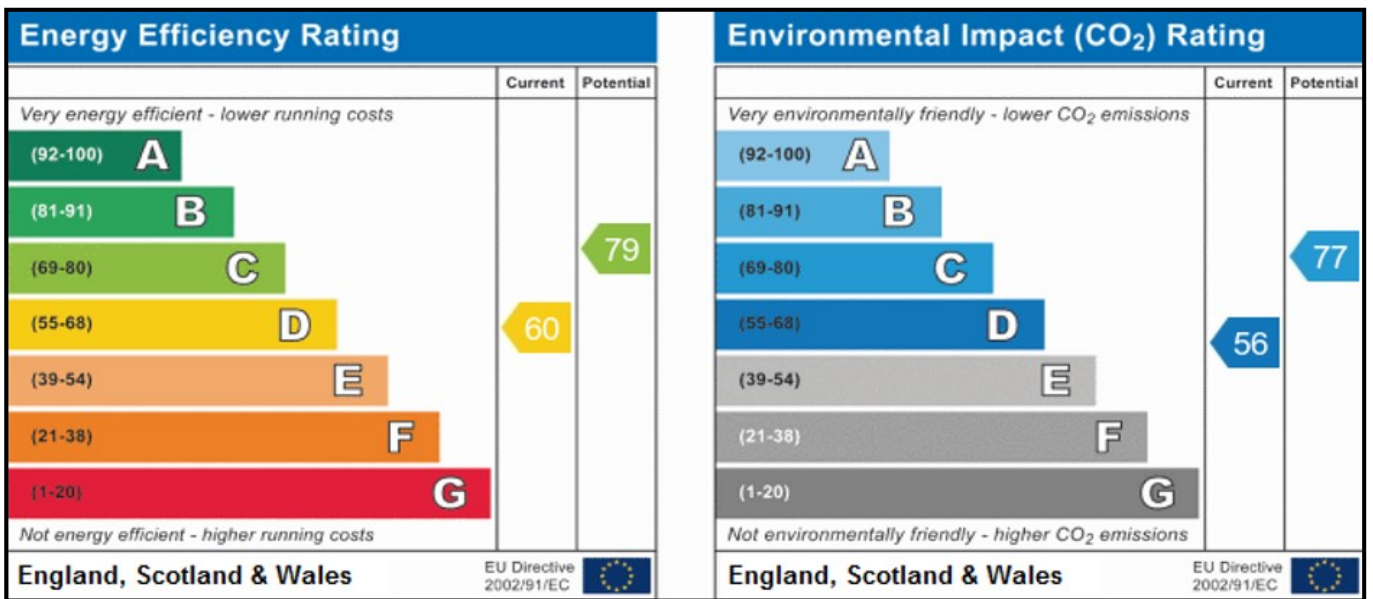
London Borough of Harrow - Band F - £2,578.05

## LOCAL SCHOOLS

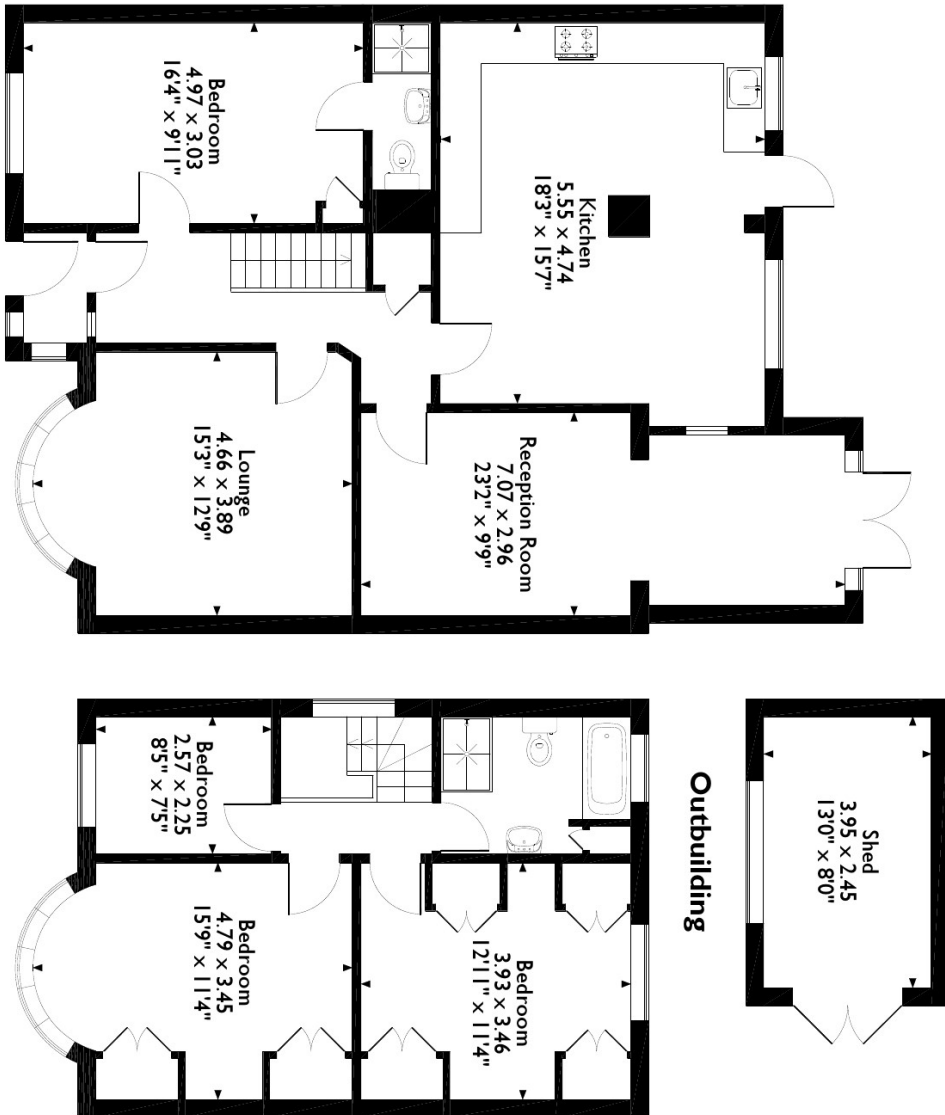
Longford Primary School - 0.33 miles  
 Vaughan Primary School - 0.39 miles  
 Nower Hill High School - 0.60 miles  
 Whitmore High School - 0.76 miles

## LOCAL TRANSPORT

North Harrow (Metropolitan Line) - 0.2 miles  
 West Harrow (Metropolitan Line) - 0.6 miles  
 Rayners Lane (Metropolitan/Piccadilly Line) - 1.1 miles



Elm Drive, Harrow  
 Approximate Gross Internal Area  
 Main House = 139 Sq M/1495 Sq Ft  
 Outbuilding = 10 Sq M/104 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**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.*