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THE RIDGEWAY, NORTH HARROW, MIDDLESEX, HA2 7QN



PRICE....£779,000....FREEHOLD

This extended four bedroom, two bathroom semi detached family house (1,602sq.ft/148.8sq.m) is located on a popular residential road within a short distance of both Pinner and North Harrow town centres with their vast array of local shops, restaurants, coffee shops and Metropolitan Line tube stations. It is also within the catchment areas of Cannon Lane Primary School, Longfield Primary School, and Nower Hill High School. The accommodation on the ground floor comprises of a 14'5ft living room with double doors to a 22ft dining room, fitted kitchen and guest W/C. On the first floor there are four bedrooms and two bathrooms. Outside there is a garage own drive with off street parking for two to three cars, a 50ft rear garden mainly laid to lawn with paved patio and shrub and flower borders. The property benefits from spacious living accommodation but requires modernisation and has extension potential (subject to planning permission), giving the discerning purchaser an ideal opportunity to update it to their exact requirements.

020 8866 0222









COUNCIL TAX

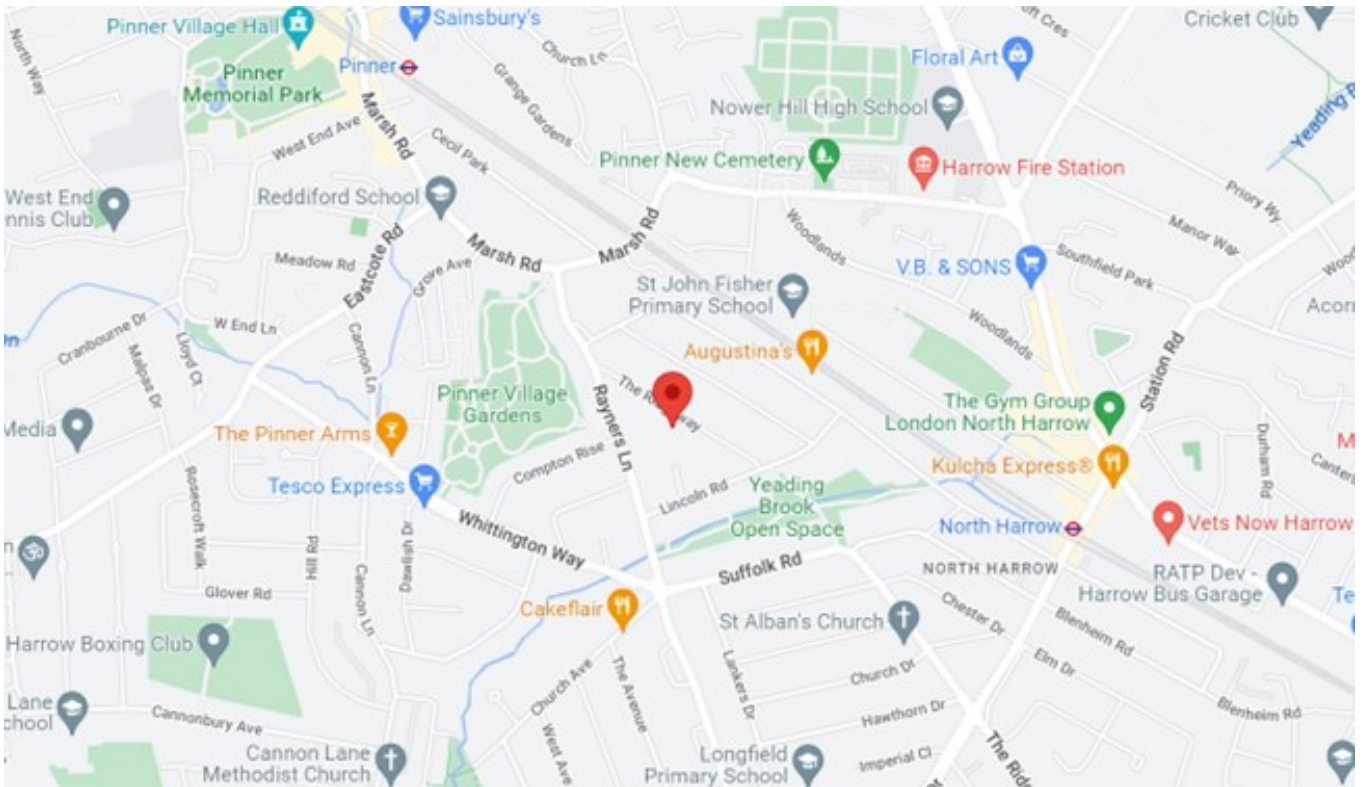
London Borough of Harrow - Band F - £2,949.69

LOCAL SCHOOLS

St. John Fisher Catholic Primary School - 0.2 Miles
Longfield Primary School - 0.46 Miles
Nower Hill High School - 0.47 Miles
Pinner High School - 0.82 Miles

LOCAL TRANSPORT

North Harrow Station (Metropolitan Line) - 0.6 Miles
Pinner Metropolitan Line Station (Metropolitan Line) - 0.7 Miles
Rayners Lane (Metropolitan & Piccadilly Line) - 1.0 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

The Ridgeway

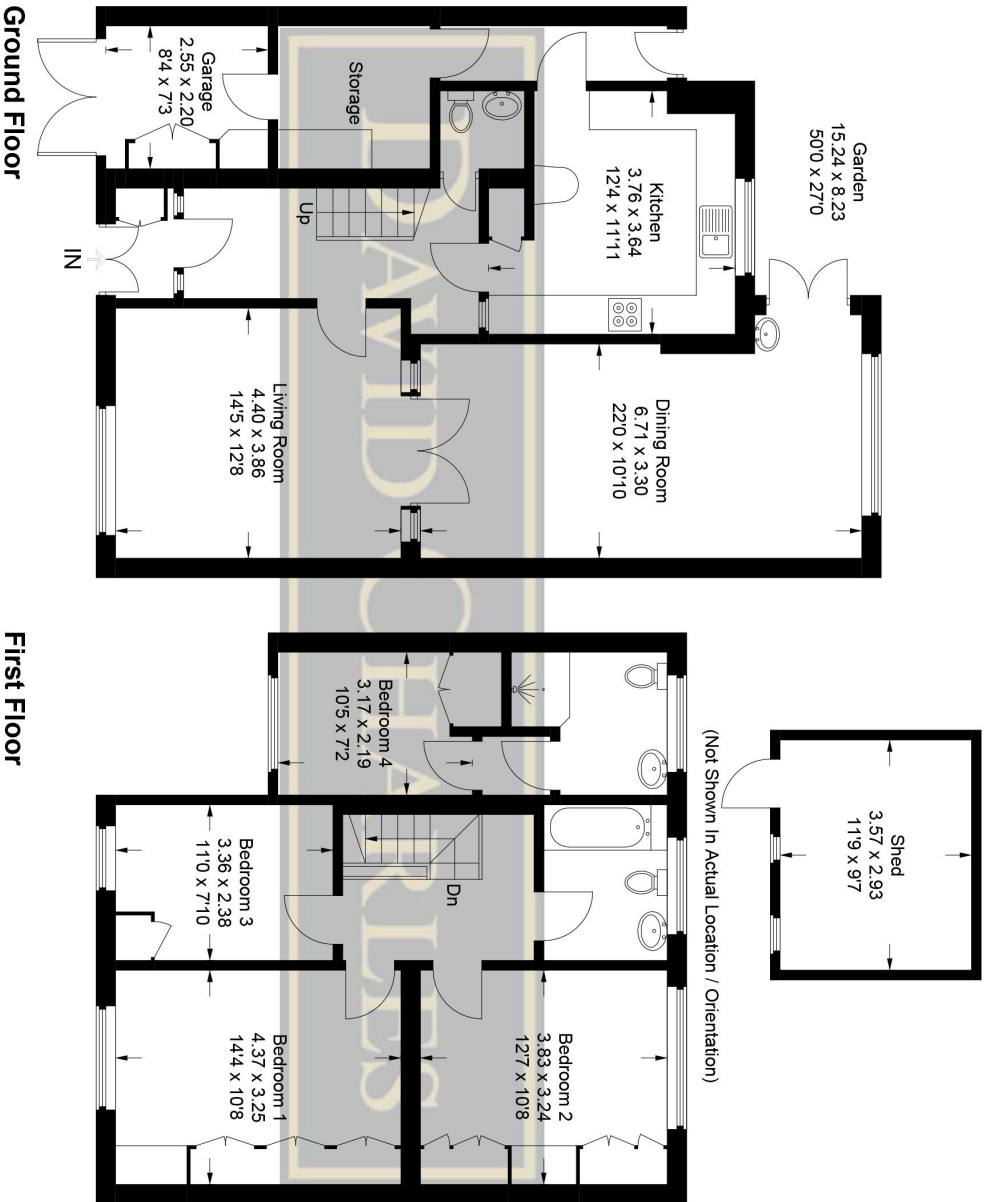
Approximate Gross Internal Area (Including Garage & Storage)

Ground Floor = 85 sq m / 915 sq ft

First Floor = 63.8 sq m / 687 sq ft

Shed = 10.5 sq m / 113 sq ft

Total = 159.3 sq m / 1,715 sq ft



Ground Floor

First 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.

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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.