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FLAMBARD ROAD, HARROW, MIDDLESEX, HA1 2NB



PRICE....£1,499,000....FREEHOLD

This imposing double fronted detached house (3709 sq.ft/ 344.6 sq.ft) is set on a 1/3 of an acre plot in one of Central Harrow's most desirable roads. The generously proportioned accommodation includes a 15' reception hall, a 33' living room, a 20' dining room and a 22' x 19' kitchen/breakfast room. The master bedroom benefits from an en-suite bathroom and bedroom two leads onto a private balcony. There are four further double bedrooms and a second bathroom. Outside the front offers off street parking and a double length garage. The substantial rear garden is 91' x 81' with a central pathway, two main lawns and flower bed and shrub borders. The house allows a discerning purchaser the opportunity to update the accommodation to their exact requirements, making it ideal for the growing family. It is located on a quiet and desirable road within a short walk of local shopping facilities, 0.3 miles of Kenton Station (Bakerloo line & Overground) and 0.4 miles to Northwick Park Station (Metropolitan line). Harmony primary school and Harrow High school are also within a quarter of a mile. The property is offered with vacant possession.

020 8866 0222











COUNCIL TAX

London Borough of Harrow - Band H - £4,084.18

LOCAL SCHOOLS

Elmgrove Primary School & Nursery - 0.55 miles

Norbury School - 0.77 miles

Harrow High School - 0.2 miles

Whitmore High School - 1.38 miles

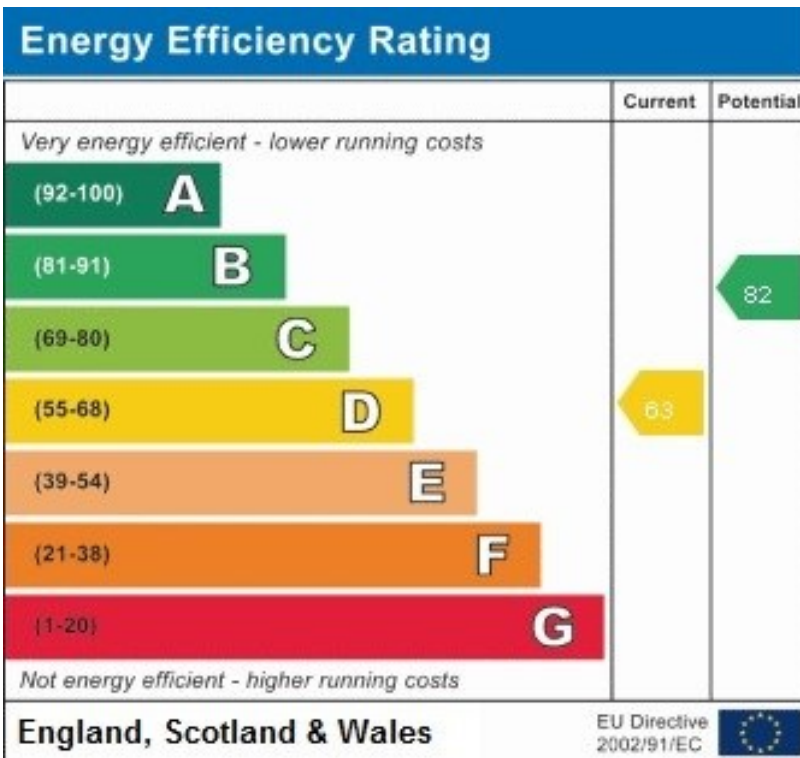
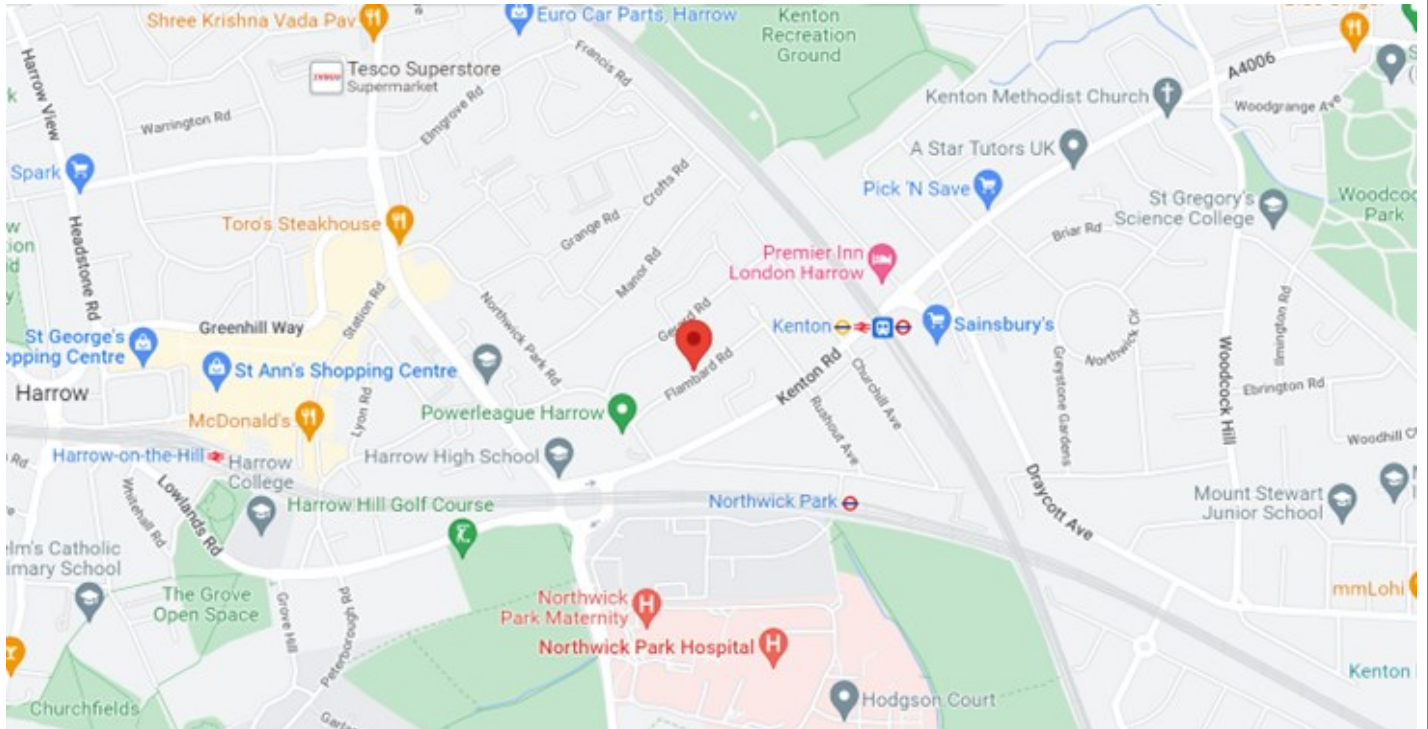
Whitefriars School - 1.38 miles

LOCAL TRANSPORT

Kenton Station (Overground/Bakerloo Line) - 0.2 miles

Northwick Park Station (Metropolitan Line) - 0.4 miles

Harrow-on-the-Hill (Metropolitan Line) - 0.8 miles



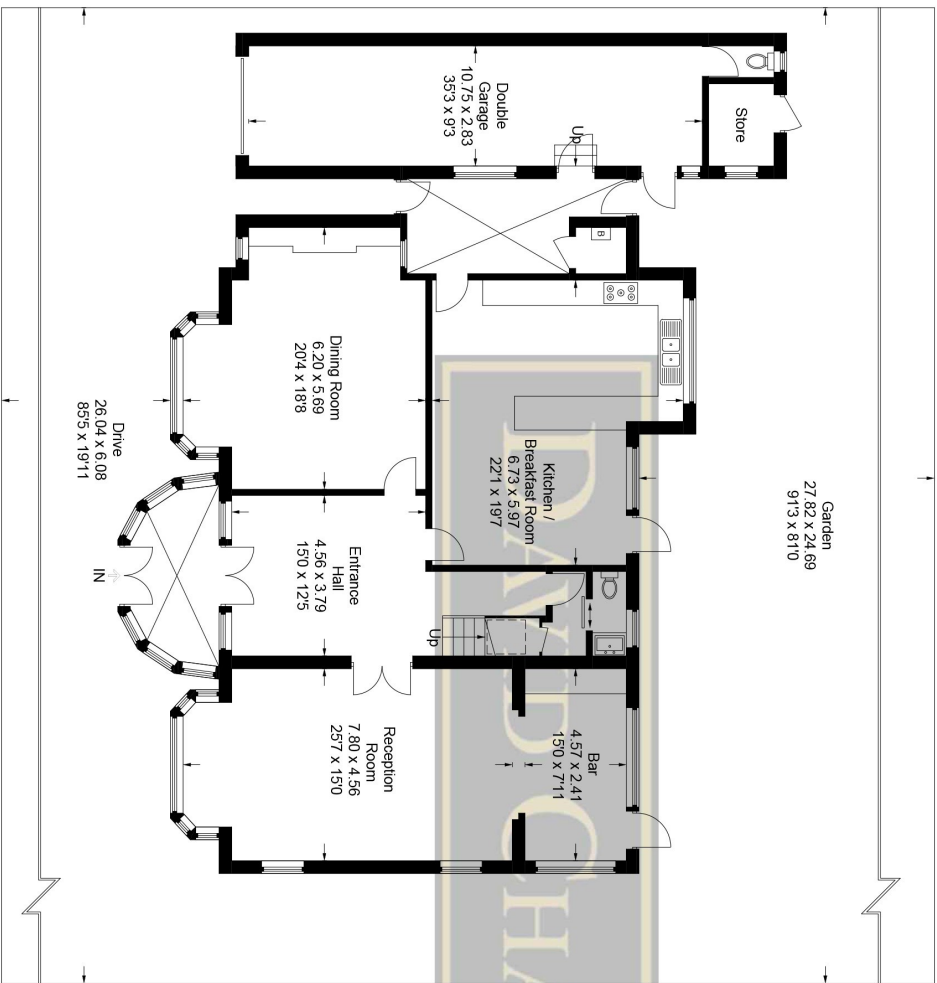
Flambarb Road

Approximate Gross Internal Area

Ground Floor (Including Double Garage) = 203.6 sq m / 2,191 sq ft

First Floor = 141.0 sq m / 1,518 sq ft

Total = 344.6 sq m / 3,709 sq ft



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.