




Andrew Pearce
PINNER

ELM GROVE, HARROW GARDEN VILLAGE, HA2 7JE **£805,000**



Located on a quiet road within the highly regarded Harrow Garden Village, this larger style, four bedroom semi-detached family home features extended accommodation and further scope to grow.

Rich with 1930's character, the interior is presented in excellent order and offers a spacious, well planned layout, with generous living areas and well proportioned bedrooms.

The accommodation comprises: Wide and bright entrance hallway, with doors leading to all downstairs rooms. The front aspect dining room offers plenty of space for family around the table and enjoys a large bay window looking out on the quiet, tree-lined road.

The second reception room has been extended, now measuring 21'6" in length. Featuring a gas coal effect fire, twin recessed arches either side of the fireplace create a pleasant focal point and sliding doors leading out on to the patio.

Further down the hall is the kitchen which has been newly renovated to a high standard, fitted with a range of class grey units, quartz work-tops and integrated appliances including, oven/hob and dishwasher. Off the kitchen is the utility room which has also been updated with the same units and features, washer, dryer and integrated fridge/freezer. Moving further round into the garage conversion is an office/study with a sky-light providing plenty of natural light, and a four-piece bathroom with bidet and walk-in shower completes the downstairs accommodation and opens back into the entrance hall. The study & bathroom could be used as a fourth bedroom & ensuite combo alternatively.

To the first floor the landing provides access to all first floor rooms including the master bedroom with a front aspect, a second double bedroom and a good size third bedroom, two of which enjoy the benefit of fitted wardrobes. A contemporary shower room, also newly renovated, and separate W.C. complete the first floor layout.

Outside, the private drive is laid with brick paving to one side and gravel to the other, providing off-street parking for two. To the rear, the stunning garden extended to circa 80ft in length, enjoying a beautifully maintained lawn and a variety of shrubs, flowers and trees. The patio is sizeable and provides good space for entertaining during the summer, and lastly, a moderately size wooden shed is used for storage.

The house has been extended up to 3m half-width across the rear and single storey to the side, but presents further scope to extend up to 6m at the rear, into the loft and possibly even a double storey side, subject to planning.

Elm Grove is a quiet, tree-lined road in the highly regarded Harrow Garden Village. A short walk from Rayners Lane High Street, giving easy access to shops and the Metropolitan & Piccadilly Line Station.

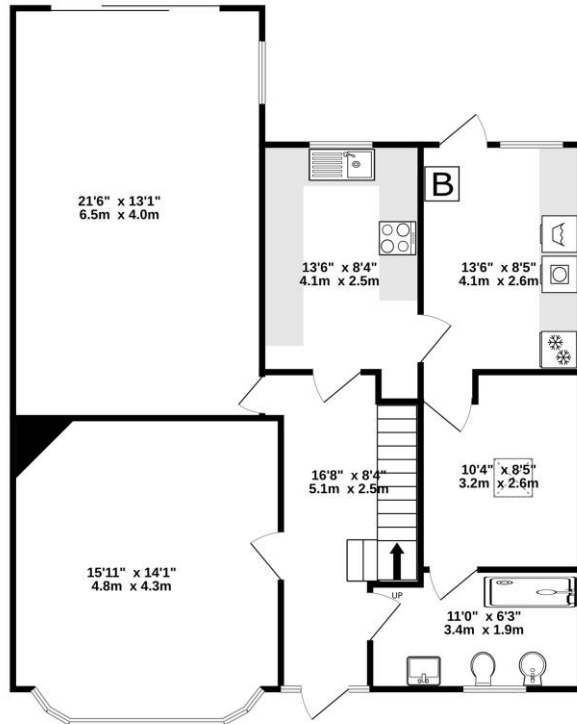
Offered for sale 'Chain Free'

Council tax Band F - £3460.69

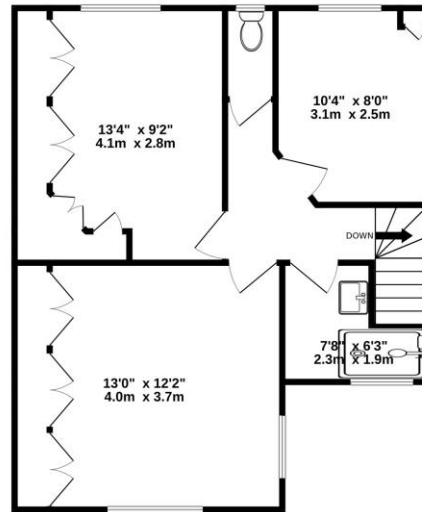
EPC Rating - C



GROUND FLOOR
956 sq.ft. (88.8 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 1458 sq.ft. (135.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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