



5 Pickwick Place
Harrow On the Hill, HA1 3BG

Price Guide £1,299,000



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An opportunity to purchase this modern four bedroom, two bathroom detached family home well situated in this sought after quiet cul-de-sac location off Roxborough Park. The property is within a few hundred yards walk of Harrow on the Hill Metropolitan/Chiltern Line Station and with Harrow's excellent range of shopping facilities close at hand.

On the ground floor is a grand 26'1x 16'6 lounge/ dining room, a study off the hallway a modern kitchen with integrated appliances and breakfast bar. Completing the ground floor is a guest cloakroom.

On the first floor are 4 generous size bedrooms, the master has a modern en-suite bathroom plus there is a contemporary family bathroom.

Benefits include own drive, parking for several vehicles, double garage, large rear garden, double glazing and gas central heating.

The area is particularly well served for good schooling including St Anselm's Catholic Primary School, Orley Farm Preparatory School, John Lyon, St Dominics Sixth Form College and the renowned Harrow School.

Own front door

Entrance Hall

Lounge/dining room

Kitchen

Downstairs Cloakroom

First floor landing





Bedroom One
En-suite bathroom
Bedroom Two
Bedroom Three
Bedroom Four
Family Bathroom
Outisde
Large rear garden
Double Garage
Own Drive
Council Tax- Band G

Floor Plan

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Approx Gross Internal Area = 143.5 sq m / 1544 sq ft
 Garden = 157.0 sq m / 1689 sq ft
 Total = 300.5 sq m / 3234 sq ft

Ground Floor

First Floor

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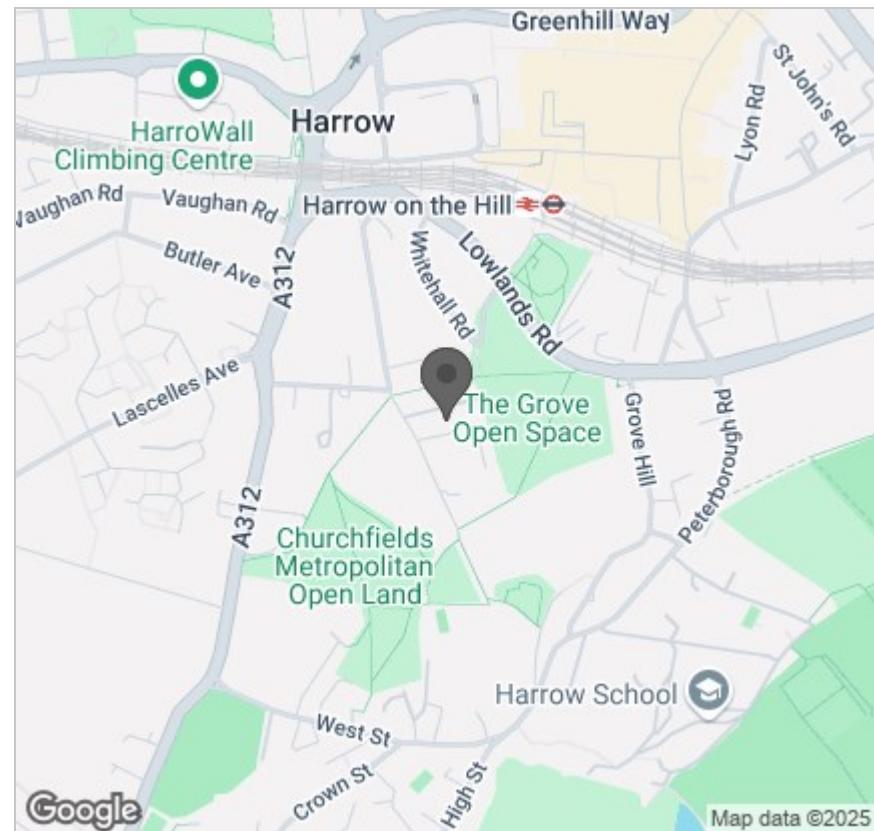
The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own survey of the property.

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Viewing

Please contact our Harrow on the Hill Office on 020 8422 3333 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			

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