



BRITISH
PROPERTY
AWARDS

2021



GOLD WINNER

ESTATE AGENT
IN BARNET



£725,000

FREEHOLD

Woodberry Avenue Harrow, Harrow HA2

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 3

**3/4 BEDROOM SEMI
DETACHED HOUSE**

3 RECEPTION ROOMS

2 BATHROOMS

**CATCHMENT TO POPULAR
SCHOOLS**

**NEAR HARROW TOWN
CENTRE**

**CLOSE TO HARROW HIGH
STREET**

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

info@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>



Mantlestates are pleased to present a 3/4 BEDROOM SEMI-DETACHED HOUSE with 3 RECEPTIONS located on a QUIET ROAD. Benefiting with 80ft rear garden, off-street parking for 2-3 cars, catchment to popular local schools. Close to North Harrow, Harrow & Wealdstone Tube & Railway and Harrow on The Hill tube & railway. Easy access to Harrow Town center & North Harrow High Street.

PORCH:

Double glazed door, quay floor tiles, wall light.

ENTRANCE HALL:

Wooded front door, double radiator, carpet, dado rail, coving to ceiling, 2 under stairs storage cupboards.

FRONT RECEPTION: 4.58m x 3.97m (15.03ft x 13.02ft)

Double glazed window to the front aspect & side aspect, carpet, coving to ceiling, granite fireplace with granite hearth & surround with gas burners, radiator.

REAR RECEPTION: 4.27m x 3.08m (14.01ft x 10.10ft)

Sliding double glazed door to garden, carpet, radiator, coving to ceiling.

KITCHEN / BREAKFAST OPEN PLAN: 3.07m x 2.16m (10.07ft x 7.09ft)

BREAKFAST AREA: Double glazed door to garden, laminate floor, coving to ceiling, heated towel rail, wall & base units, quartz worktop.

KITCHEN / BREAKFAST OPEN PLAN: 3.66m x 1.85m (12.01ft x 6.07ft)

KITCHEN AREA: Double glazed window to the rear aspect, wall & base units, sunken sink with mixer tap, quartz worktop, plumbing for dishwasher, plumbing for washing machine, under unit lighting, gas hob, fitted microwave, electric oven, loft storage area, laminate floor.

STUDY / BEDROOM / OFFICE 3.66m x 2.47m (12.01ft x 8.10ft)

Double glazed window to the front aspect, laminate floor, spotlights, radiator.

EN-SUITE: 2.47m x 1.22m (8.10ft x 4.00ft)

Double glazed window to the rear aspect, heated towel rail, corner shower cubicle, electric shower, wash hand basin, low-level flush w/c, tiled floor, tiled wall, extractor.

LANDING:

LANDING: Double glazed window to the side aspect, carpet, coving to ceiling.

BATHROOM: 2.47m x 1.86m (8.10ft x 6.10ft)

Double glazed window to the front aspect, walk-in shower cubicle, low-level flush w/c, panel bath with mixer tap, heated towel rail, wash hand basin in vanity unit with mixer tap, tiled wall, tiled floor, spotlights, mood wall lighting, extractor.

FRONT BEDROOM: 4.58m x 3.37m (15.03ft x 11.06ft)

Double glazed window to the front & side aspect, radiator, carpet, wall to wall wardrobes.

REAR BEDROOM: 4.27m x 3.05m (14.01ft x 10.01ft)

Double glazed window to the rear aspect, fitted wall-to-wall wardrobes, radiator, carpet.

REAR BEDROOM: 3.07m x 2.46m (10.07ft x 8.07ft)

Double glazed window to the rear aspect, fitted wardrobes, carpet, radiator.

GARDEN: 25.30m x 9.14m (83.00ft x 29.99ft)

Approx 80 ft long. Raised patio area & lighting, mainly laid to lawn, flower beds.

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

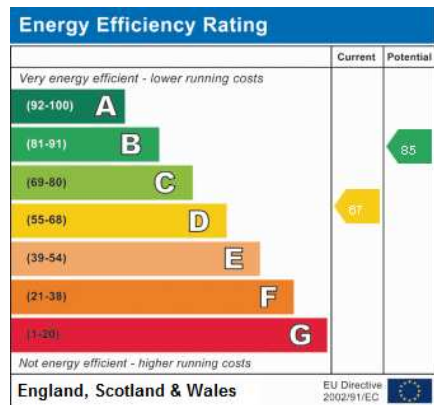
info@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>

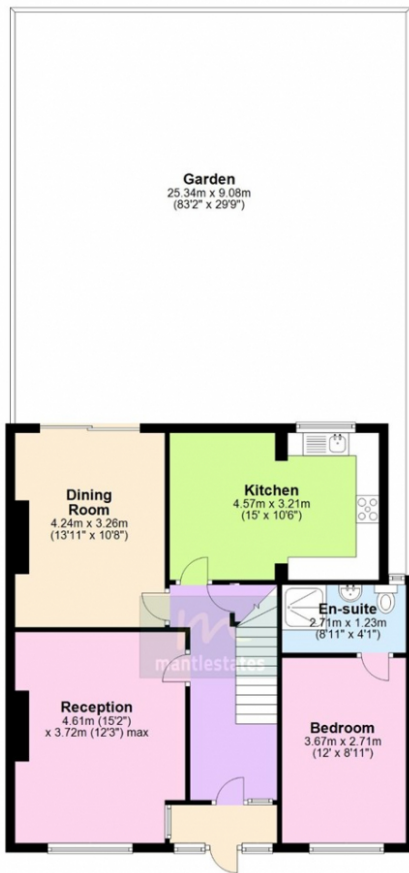




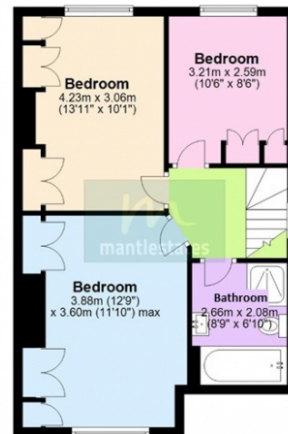




Ground Floor
Main area: approx. 122.7 sq. metres (1323.3 sq. feet)
Plus garden, approx. 224.9 sq. metres (2420.4 sq. feet)



First Floor
Approx. 49.3 sq. metres (530.9 sq. feet)



Main area: Approx. 122.0 sq. metres (1313.3 sq. feet)
Plus garden, approx. 224.9 sq. metres (2420.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or representation. The floor plan is for illustrative purposes only and should be used as such by any prospective Purchaser.

74 Woodberry Avenue, Harrow

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB

info@mantlestates.com | 0208 275 1555

Website: <https://mantlestates.com/>

