



Holyrood Avenue, Harrow, HA2 8TP

Asking Price £550,000



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- Semi Detached House
- Through Lounge
- Open Plan Dining Room
- Front Garden
- Double Garage
- Four Bedrooms
- Open Plan Kitchen
- Family Bathroom
- Rear Garden
- Freehold

Discover your ideal family home in South Harrow. This four-bedroom semi-detached house, located on Holyrood Avenue, HA2 8TP, merges comfort and convenience in a prime location for commuters and families alike.

As you step through the front door, you're greeted by a welcoming hallway leading to a spacious through-lounge, bathed in natural light from the front and rear aspect windows. The seamless flow into the open plan dining area, complemented by double doors, offers a perfect space for family gatherings, leading out to a serene garden.

The property boasts a generous front garden and a rear garden with a double garage, accessible via a shared driveway and side access gate, ensuring privacy and security.

Situated just 0.9 miles from Northolt Station, with direct routes into London, and within close proximity to Earlsmead Primary School (0.4 miles), Rooks Heath College (0.6 miles), and Victoria Retail Park (0.3 miles), this home ensures convenience at your doorstep.

Offered with a freehold tenure and falling within Council Tax Band D (£2,286.32), this property represents an exceptional opportunity for those seeking a blend of suburban tranquility and urban accessibility.



## INTERNALLY

This charming semi-detached home boasts four bedrooms, providing ample space for comfortable living. As you enter through the front door, you're greeted by a spacious hallway adorned with a staircase leading to the first floor landing. From here, you'll find a thoughtfully designed layout, with the through lounge with front aspect window, while at the rear, you'll discover the seamlessly integrated open-plan kitchen/dining area. The kitchen has ample work top space, matching wall and base units, gas hob with extractor fan over, built in double oven and larder cupboard.

Stairs to the first floor landing benefit from a side aspect window. Doors off the landing lead into two double bedrooms both with fitted wardrobes, single bedroom and a fully tiled family bathroom comprising of a panel enclosed bath with shower unit and screen, vanity unit sink and WC. Stairs up to the loft bedroom which benefits from eaves storage and a generously sized window, flooding the room with abundant natural light, creating an airy and welcoming atmosphere throughout.

## EXTERNALLY

Front garden with shared driveway to rear of property with side access gate providing access into the garden and double garage.





### **LOCATION**

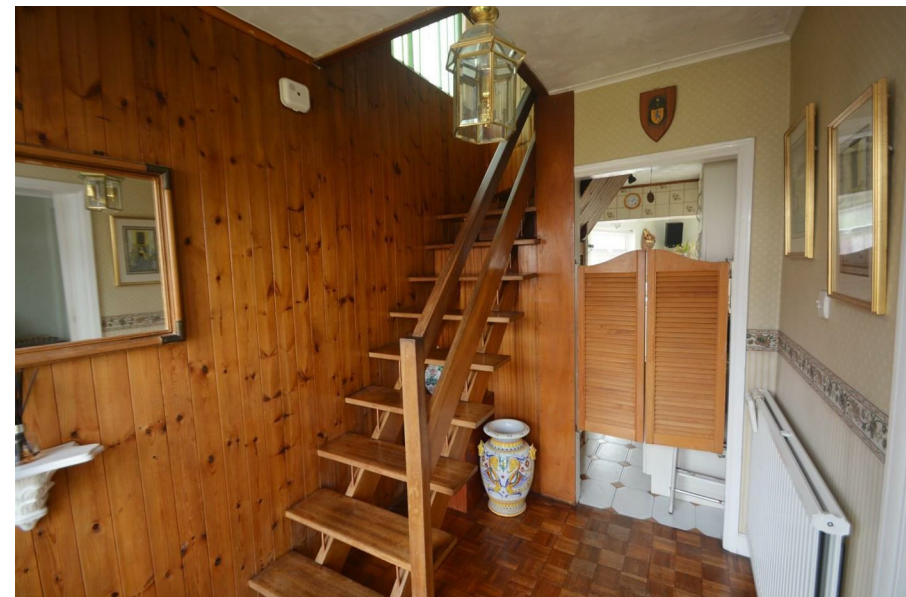
Holyrood Avenue is located just 0.9 miles from Northolt Park Station which has direct routes into London. Local schools include Earlsmead Primary School and Northolt High School both 0.4 miles away, Harrow Independent College 0.5 miles away and Rooks Heath College and Queensmead School both 0.6 miles away. Victoria Retail Park which has a variety of supermarkets and stores is located 0.7 miles away.

### **ADDITIONAL INFORMATION**

Council Tax Band D - £2,286.32

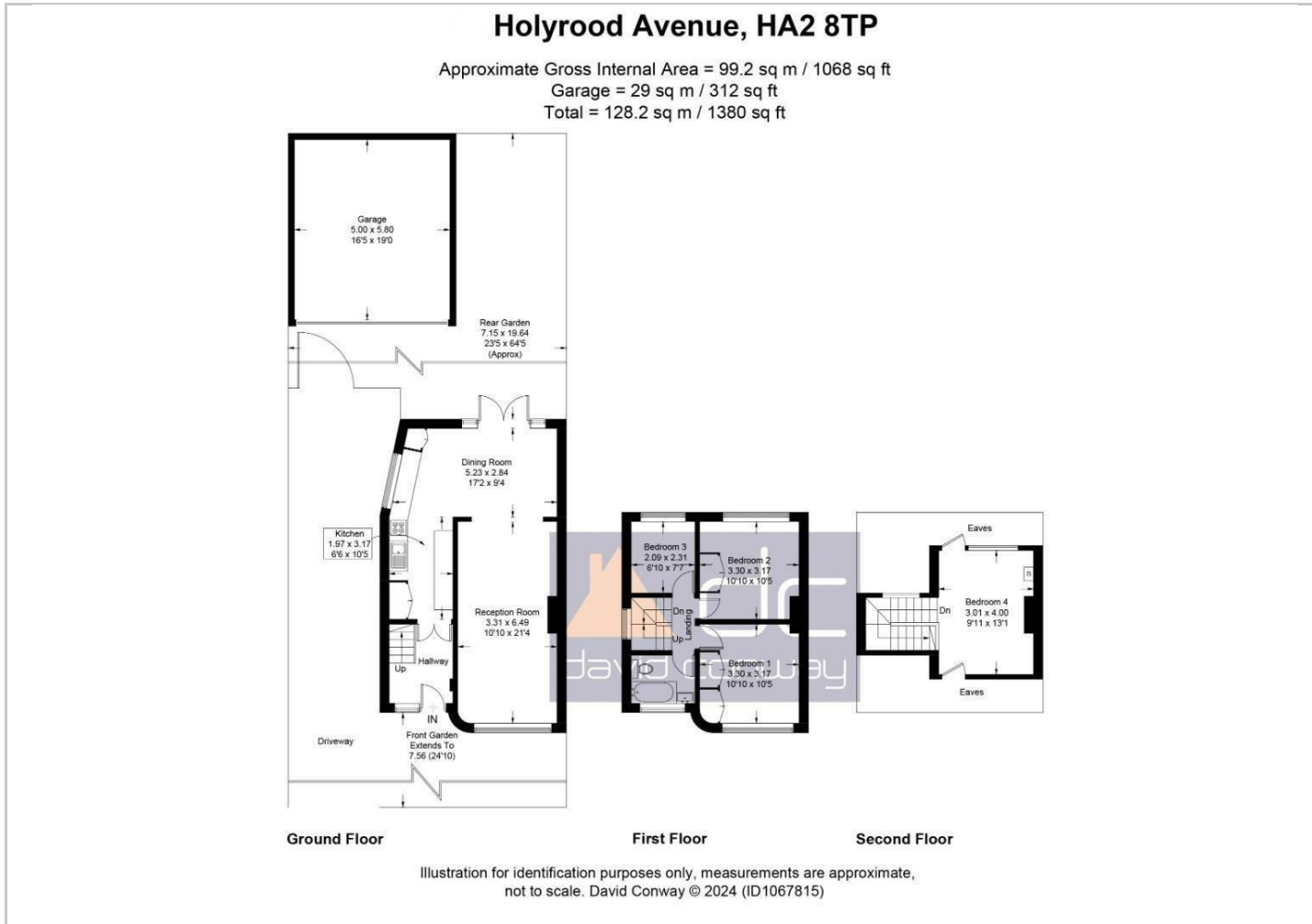
**Council Tax Band - D**

Freehold





## Floor Plans



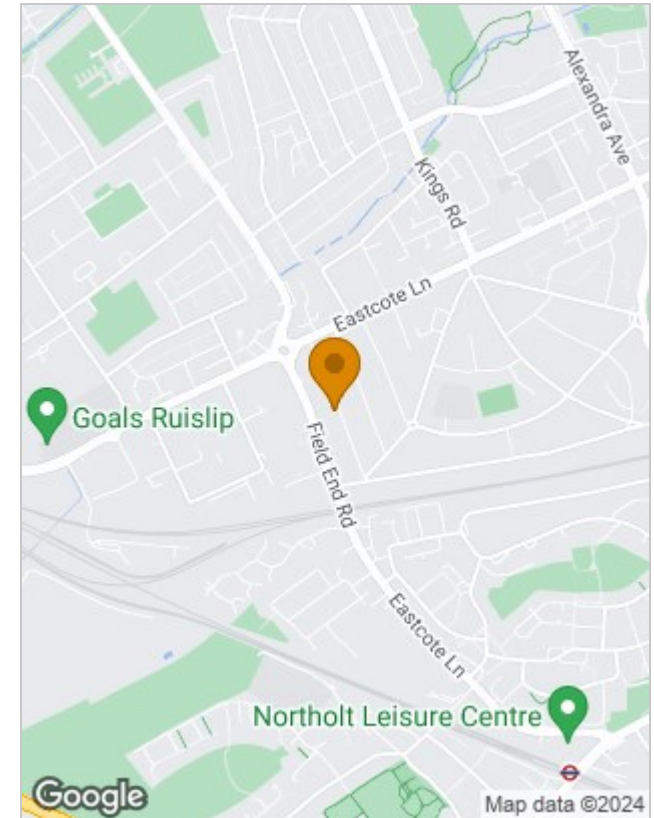
## Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

