



Bodmin Close, Kings Road, South Harrow, HA2 9HZ

Asking Price £420,000



# Bodmin Close, Kings Road, South Harrow, HA2 9HZ

A well-presented and extended two bedroom terraced house offering bright and versatile living space. Features include a spacious lounge, fitted kitchen opening onto a second reception/dining room, master bedroom with en-suite, a further double bedroom, and an additional ground floor shower room. French doors lead out to a private rear garden with patio and shed. Conveniently located within walking distance of South Harrow and Rayners Lane stations, local schools and shops. Offered chain free.

- Extended Terraced House
- Two Bedrooms
- Master Bedroom With En-Suite
- Fitted Kitchen
- Two Bathrooms
- Two Reception Rooms
- Private Garden
- Chain Free



**Council Tax Band: C**

Freehold



### **INTERNALLY**

The ground floor of this Extended Terraced House comprises of a reception room with front aspect window and stairs to the first floor. Doors from the reception room open into as shower room with walk in shower wc and pedestal basin, a double bedroom with fitted wardrobes and a built-in cupboard, kitchen with floor and base units built under oven with gas hob over part tiled walls and floor. The door from the kitchen leads into the second reception area with French doors opening into the garden. Stairs to the first-floor lead to a double bedroom with two velux windows and 2 rear aspect windows overlooking the garden. The room has built in cupboards the room benefits from an en-suite shower room.

### **EXTERNALLY**

The rear garden includes a patio pathway and lawn area, with a storage shed to the rear.

### **LOCATION**

The property is ideally situated for commuters, with Northolt Park rail station under a mile away and both Rayners Lane and South Harrow Underground stations around a 15-minute walk, offering access to the Metropolitan and Piccadilly lines. There are also excellent local bus links to Harrow, Northolt, Ealing and beyond. Everyday shopping is well catered for with a Tesco within walking distance, alongside a wider range of supermarkets including Aldi, Lidl and Asda nearby. Families benefit from well-regarded schools such as Heathland School, Earlsmead Primary, Newton Farm and Rooks Heath for secondary.

### **ADDITIONAL INFORMATION**

Council Tax Band: C (£2,130 approx.)

Freehold



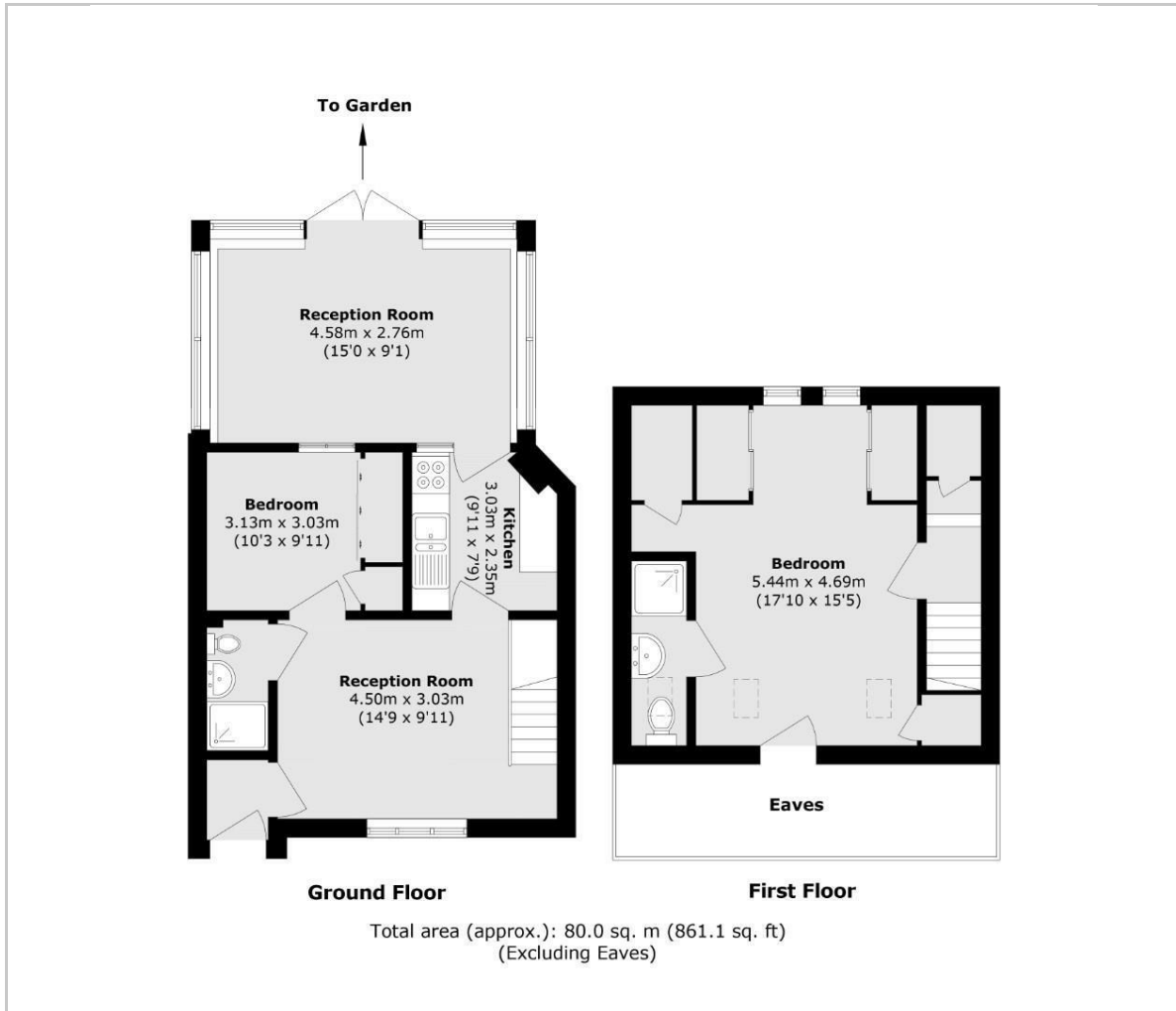
**SECURE YOUR  
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WITH A RESERVATION  
DEPOSIT**



Terms apply



## Floor Plan



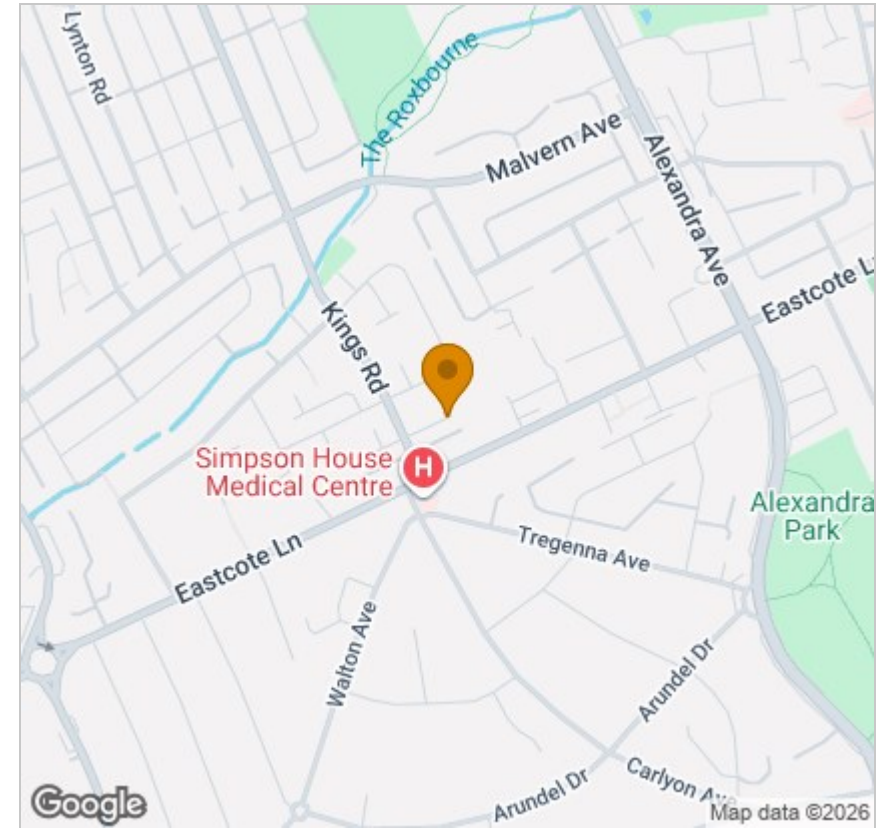
## Viewing

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.

We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. Images may contain digitally added furniture and decor and are intended to show the property's potential. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order. A £2,000 reservation deposit is payable to secure the sale. This deposit forms part of the purchase funds and will be allocated on completion. The reservation deposit is subject to terms and conditions

269 Northolt Road, Harrow, Middlesex, HA2 8HS  
Tel: 02084225222 Email: sales@davidconway.co.uk <https://www.davidconway.co.uk/>

## Area Map



## Energy Efficiency Graph

