



Westwood Avenue, Harrow, HA2 8NS

Offers In Excess Of £550,000



# Westwood Avenue

South Harrow, HA2 8NS

- Semi Detached House
- Through Lounge
- Dining Room
- Downstairs Shower Room
- Garage
- Three Bedrooms
- Fitted Kitchen
- Family Bathroom & Separate WC
- Garden
- Close To Shops & Railway Station

This semi-detached house benefits from a full width ground floor extension and is marketed with no upper chain. Well presented internally the house has a downstairs shower room and substantial open plan kitchen/diner as well as potential for loft conversion subject to planning.



## INTERNALLY

This a three bedroom semi detached house. The front door leads into hallway with stairs to the first floor landing. Two archways off the hallway lead into a through lounge with front aspect windows allowing in plenty of natural light and to the rear is the dining area with door into the fully tiled downstairs shower room comprising of a walk in shower unit, vanity unit with glass basin and WC with bidet hand sprayer. Back in the dining area is a french sliding doors provide access to the garden. The fitted kitchen is part tiled with matching wall and base units, ample worktop space, gas hob with extractor fan over and built under oven. The kitchen can be accessed via the hallway and the dining area.

Stairs to the first floor landing with side aspect window and doors leading off into two double bedrooms, the master bedroom benefits from fitted wardrobes, a single bedroom and family bathroom with separate WC.

## EXTERNALLY

Rear garden with patio and large laid to lawn area. Garage.





### **LOCATION**

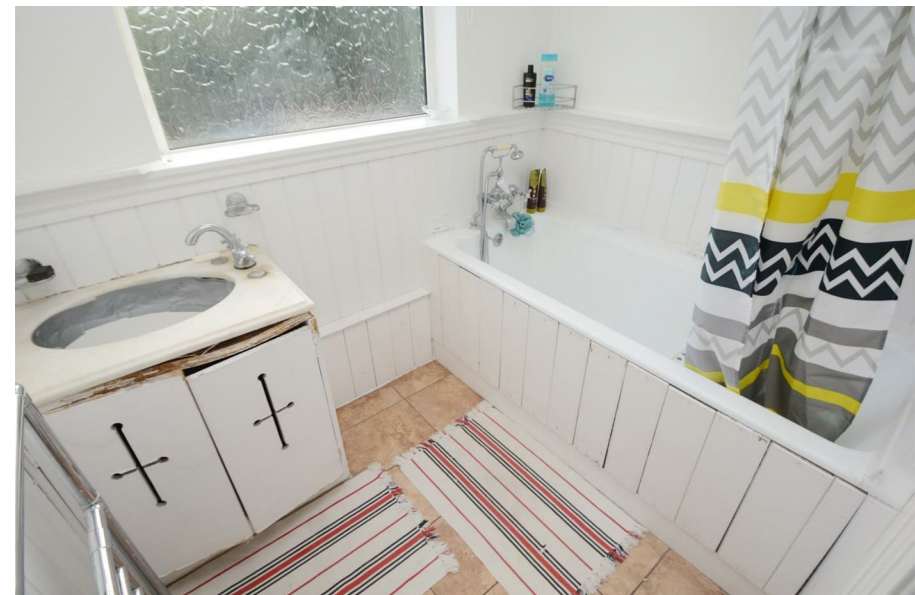
Located in the highly sought-after area this property offers the perfect blend of convenience and tranquility. It is conveniently located close to bus services and 0.3 miles to Northolt Park Station providing access to Marylebone and to Sudbury Hills Tube and South Harrow Underground Station is 0.6 miles away. Families will appreciate the proximity to schools which include The Welldon Park Academy 0.4 miles away, Greenwood Primary School 0.6 miles away, Petts Hill Primary School 0.7 miles away, Wood End Infant School 0.8 miles away and Rooks Heath College 0.9 miles away. Independent schools include Orley Farm School 0.8 miles away, John Lyon 1.1 miles away and Quanton Hall School 2.3 miles away. Local shops and amenities including Asda, Aldi, Iceland, and Waitrose all within walking distance.

### **ADDITIONAL INFORMATION**

Council Tax Band E - £2,643.43

**Council Tax Band - E**

Freehold

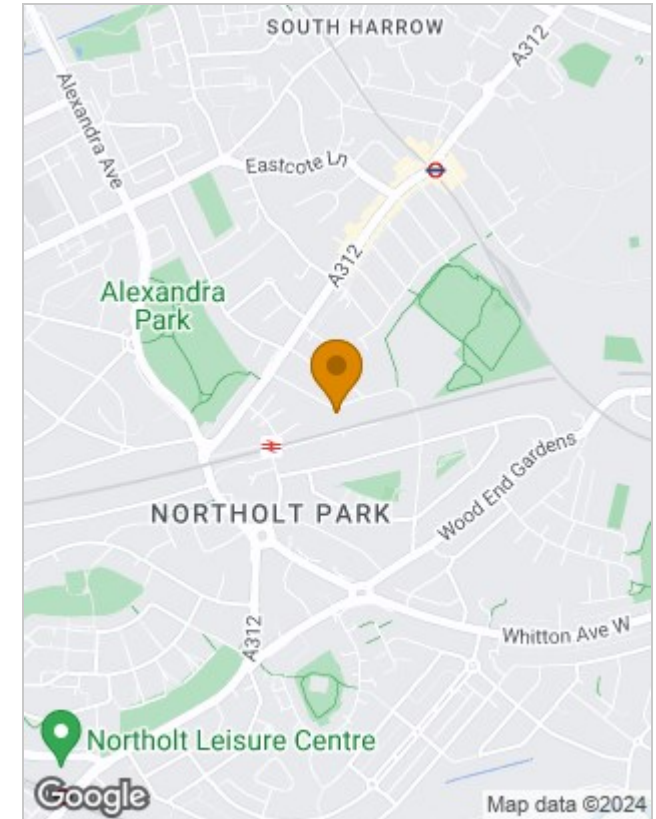




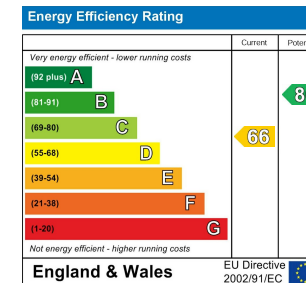
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.