



dc  
david conway  
FOR SALE  
020 8422 5222  
Relocation

4 BED

Beechwood Avenue, Harrow, HA2 8BY

Asking Price £650,000



## Beechwood Avenue, Harrow, HA2 8BY

This beautifully presented four-bedroom semi-detached house on Beechwood Avenue, South Harrow, offers spacious living with a ground floor extension and loft conversion. The property features two reception rooms, a modern kitchen/diner, two bathrooms (including an en-suite), and a downstairs cloakroom. Externally, there is a large rear garden with an outhouse, off-street parking for two cars, and potential for further extension (STPP). Conveniently located 0.3 miles from South Harrow Station, with excellent local schools and amenities nearby.

- Semi Detached House
- Ground Floor Extension
- Loft Conversion
- Two Reception Rooms
- Kitchen/Diner
- Two Bathrooms
- Off Street Parking
- Potential Further Rear and Side Extension
- Garden Measuring 88' x 108
- 0.3 miles to South Harrow Station

**Council Tax Band: E**

Freehold





## INTERNALLY

Due to the size of the plot this rarely available four bedroom semi detached house briefly comprises of hallway leading to front reception with large bay window allowing plenty of natural light. This family home has the advantage of a downstairs cloakroom. There is a rear reception which leads to a full width extension with wood flooring, which leads to a spacious well fitted modern kitchen with range cooker, this leads onto a lean to/utility room which in turn leads into the garage. Returning to the hallway stairs will take you to the first floor with master bedroom with large bay window, the second bedroom is rear aspect with views over the large garden, bedroom three is a single room with front aspect. The family bathroom has panelled bath, fully enclosed shower cubicle and vanity wash hand basin and obscured glass window. A staircase will take you to the second floor/loft conversion with substantial sized fourth bedroom providing views over the garden plus velux window , there is an en suite shower room with w.c.. and wash hand basin and obscured glass window.

## EXTERNALLY

Corner sited house extending to approx. third of an acre mature garden with lawn to the rear with extensive wood and decked area . There is also an allotment for the gardening enthusiast. Access to the front of the property is to the side via the garage. To the front of the property there is parking for two cars.

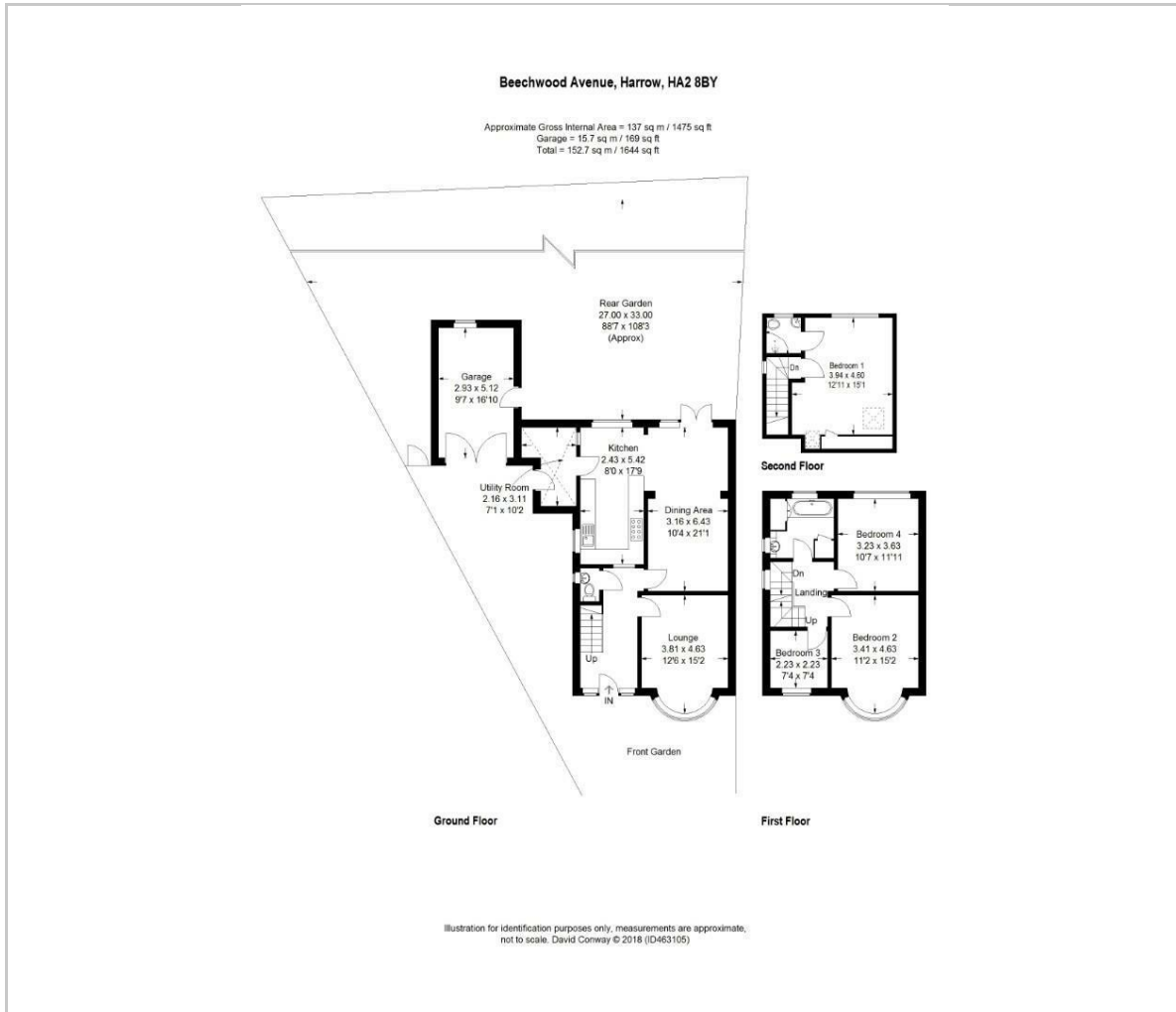
## LOCATION

Beechwood Avenue is one of South Harrow's sought after roads located off Eastcote Lane just 290 yards to South Harrow's Piccadilly Line Tube and Bus Station along with busy shopping centre with numerous shops, cafes and restaurants .In terms of local schools these are abundant but include Welldon Park Primary School 540 yards from the property, Grange Primary School, 0.6 miles away. For secondary schools Whitmore and Rooks Heath are just over half a mile away.

## ADDITIONAL INFORMATION

Council Tax Band E - £2,794.40

## 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.

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## Area Map



## Energy Efficiency Graph

