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South Hill Avenue, Harrow, HA2 0NQ

**Offers Over £600,000**

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## South Hill Avenue, Harrow, HA2 0NQ

Set on one of South harrow's best roads this beautifully presented three-bedroom semi-detached house comes with a full width ground floor extension which facilitates a generous open plan kitchen diner that opens onto a substantial garden. With off-street parking to the front the property is located within a few minutes of South Harrow Station.

- Semi Detached House
- Three Bedrooms
- Reception Room
- Full Width Ground Floor Extension
- Downstairs WC
- Bathroom with Separate Shower Enclosure
- Substantial Rear Garden
- Garage at Rear of Garden
- Off-Street Parking
- Ideal Family Home

## INTERNALLY

This is a three bedroom extended semi detached family home. The front door leads into porch area with internal door into hallway. Doors off the hallway lead into a downstairs w/c, a spacious open plan kitchen/diner with wood flooring boasting an integrated fridge freezer, built in double oven, gas hob with extractor fan over, ample work top space and matching wall and base units. The dining area to the rear has a door plus additional sliding doors which both lead out to the garden. The through lounge has front aspect windows allowing in plenty of natural light and to the rear are sliding doors which also provide access to the kitchen/diner. Stairs with side aspect window up to the first floor landing with doors leading off into two double bedrooms with fitted wardrobes, one single bedroom and a large family bathroom comprising of a shower enclosure, panel enclosed bath, wc and hand basin.

## EXTERNALLY

Off road parking on front drive and rear garden with garage, garden approx 97ft.

## LOCATION

Conveniently located on the Lower Slopes of Harrow on the Hill and within a 3 minute walk to South Harrow's Piccadilly Line Tube and Bus Station along with Northolt Road's busy high street with a multitude of shops, cafes and restaurants. Harrow On The Hill's historic Primary schools include The Weldon Park Academy 550 yards away Roxeth Primary 810 yards and Grange Primary School 0.6 miles from the property. Secondary schools include Whitmore 0.6 miles away and Rooks Heath For private schooling John Lyon is 0.6 miles away. Harrow's famous historic public school located in the charming village of Harrow On the Hill approximately one mile away.

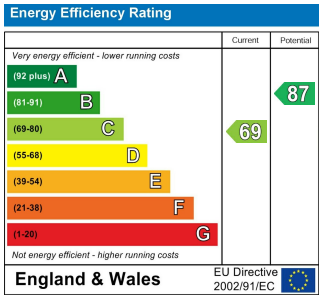
**Council Tax Band: C**

Freehold

## Floor Plan

## Area Map

## Energy Efficiency 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.

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