david conway

SALES . LETTINGS . MANAGEMENT . MORTGAGES . LAND & NEW HOMES

Holyrood Avenue, South Harrow, HA2 8UD

Asking Price £540,000

4 2 1 D

Holyrood Avenue, South Harrow, HA2 8UD

Boasting a loft conversion, two bathrooms and off-street parking to the front, this well presented semi-detached house is set equidistant to both Rooks Heath and Earlsmead schools. The rear garden is serviced by access to the garage and boasts a covered patio area.

- Semi Detached Family House
- Four Bedrooms
- Two Bathrooms
- Through Lounge
- Kitchen
- Family Bathroom
- Loft Extension with Double Bedroom & Wet Room
- Garden with Covered Patio Area
- Off Road Parking for Two Cars
- Garage

Council Tax Band: D

Freehold

INTERNALLY

Part glazed porch leading to front door opening into hallway. Hallway with stairs to first floor and doors leading to:- through lounge with feature fireplace, front aspect window and patio doors opening into covered patio area in garden. Kitchen with gas supply, matching wall and base units and part glazed door opening into garden. Stairs to first floor landing with doors to two double bedrooms with fitted wardrobes, one single bedroom. Fully tiled family bathroom with panel enclosed bath, pedestal wash hand basin and low level WC. Stairs to second floor landing with door to wet room with shower, vanity basin and low level WC and window. Double bedroom with large window overlooking garden, velux window and eaves storage. The property has gas central heating on the ground and first floor, the second floor has underfloor heating, double glazing throughout and a new boiler (approx 8 months old).

EXTERNALLY

Off road parking for two cars on paved frontage, shared drive with gate opening to driveway in rear garden leading to garage. Rear garden with covered patio area, pretty garden ares with lawn, shrub and flower boarder. Paved area housing bins and shed.

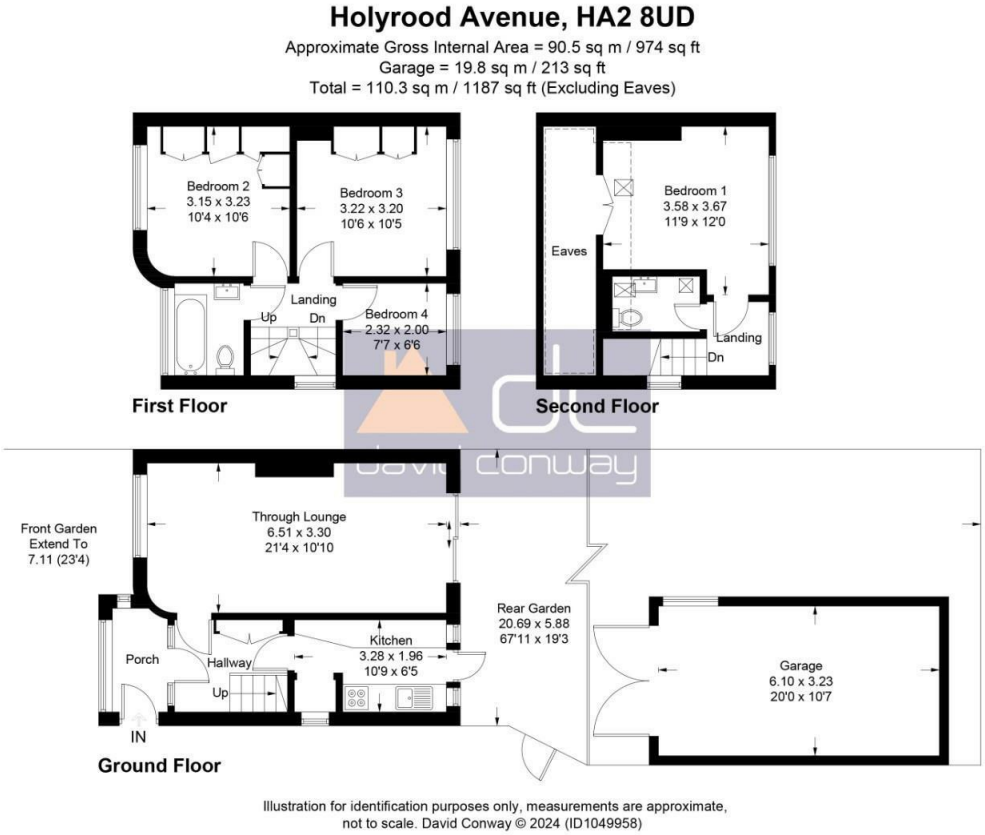
LOCATION

This property is located in a prime location for commuters being 0.9 miles away from Northolt Station which has direct routes into London. In addition it is also 0.4 miles away from Earlsmead Primary School, 0.6 miles away from Rooks Heath College and 0.3 miles away from Victoria Retail Park which has a variety of supermarkets and stores.

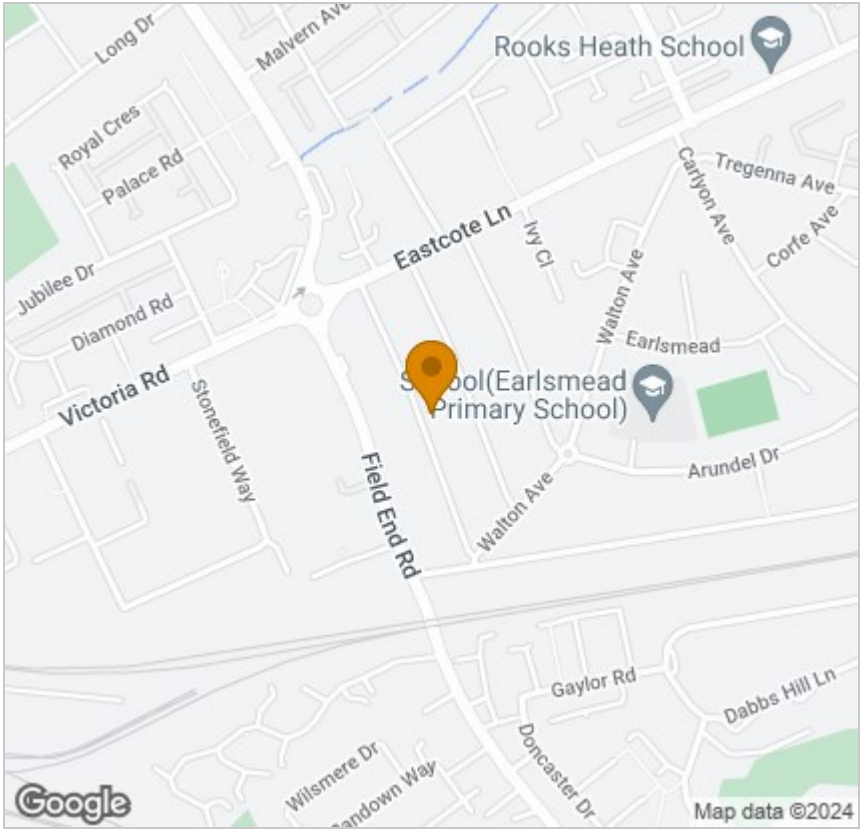
ADDITIONAL INFORMATION

The property has a new boiler (approx 8 months at time of listing)
Council Tax Band D £2,286.32 per annum

Floor Plan



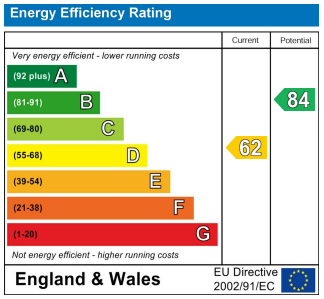
Area Map



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.

Energy Efficiency Graph



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