



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

**Asking Price £450,000**



**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 a 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.

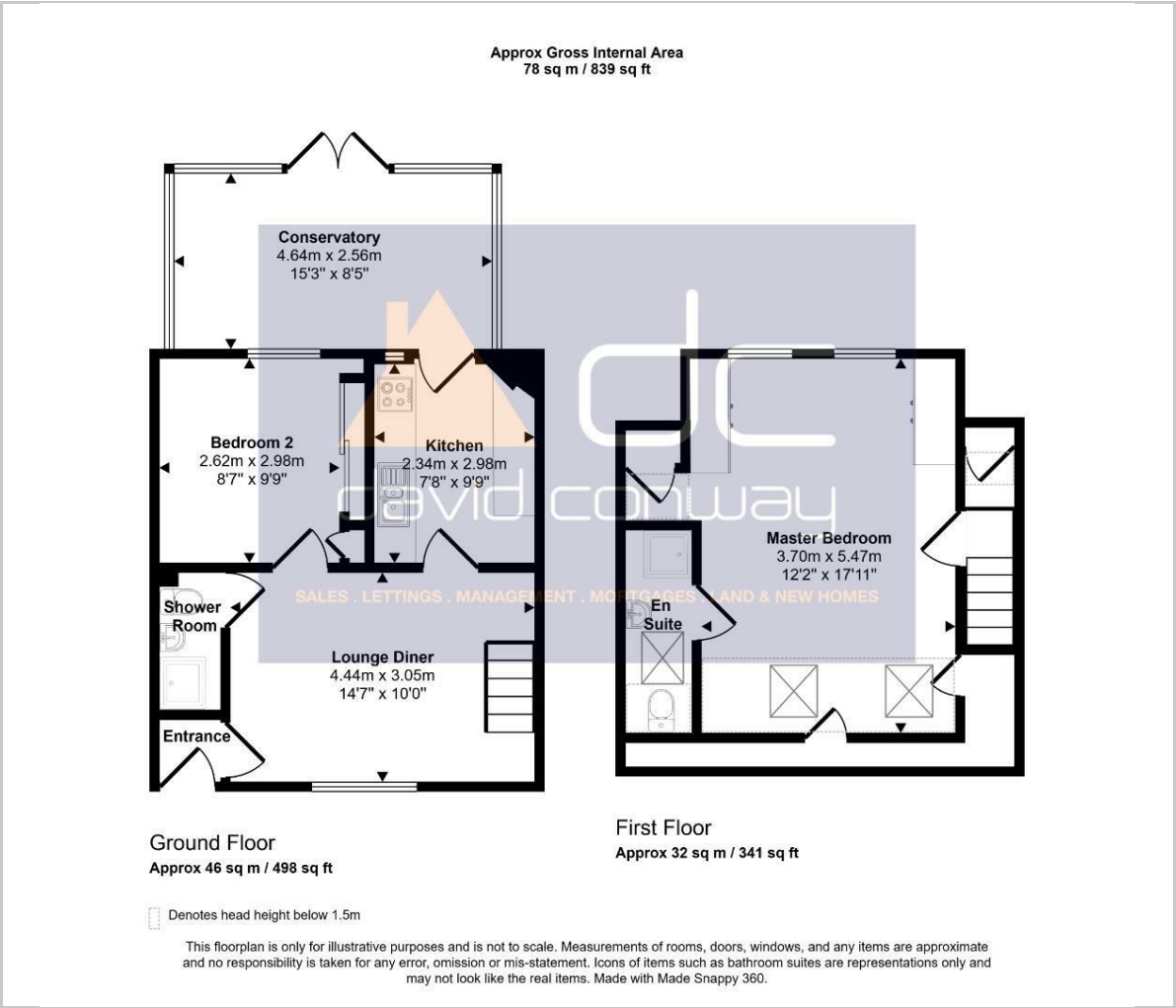
## ADDITIONAL INFORMATION

Council Tax Band: C (£2,130 approx.)

Freehold



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

