



Shaftesbury Avenue, South Harrow, HA2 0PL

Asking Price £630,000

## Shaftesbury Avenue, South Harrow, HA2 0PL

This inviting semi-detached house, located at Shaftesbury Avenue in South Harrow HA2 0PL offers flexibility and spacious living across its extended layout, the property features four to five bedrooms, including a loft bedroom with an en suite shower room. With a generous floor plan spanning over two primary levels plus a loft, this home ensures comfort in its design and functionality.

The residence boasts two well-appointed reception rooms. The front reception enjoys ample natural light through a bay window, while the second reception merges seamlessly into an open-plan, extended kitchen and dining area, complete with French doors that lead to a charming garden. The kitchen is fitted with a comprehensive range of units, a range style cooker, and tasteful part-tiled walls and floor.

Sleeping accommodations include two double bedrooms on the first floor—one featuring a bay window—and a single bedroom, alongside a fully tiled bathroom equipped with modern fixtures. The top floor houses the master bedroom, which overlooks the garden through large windows and includes skylights, enhancing its bright aesthetic. It also features an en suite bathroom with a large shower.

Externally, the property offers paved frontage with off-road parking for two cars and a beautifully maintained garden with patio area and lush shrubs, perfect for relaxation and entertainment.

Located just half a mile from South Harrow's Piccadilly Line Tube Station and shopping centre, the property benefits from proximity to several highly regarded schools and local amenities, making it an ideal choice for families and professionals alike. This house not only offers a luxurious living space but also conveniences that make it a practical choice for a diverse range of needs.

- Extended Semi Detached House
- Four Bedrooms
- Loft Bedroom With En Suite Shower Room
- Two Receptions
- Extended Kitchen / Diner
- Two Bathrooms
- Downstairs WC
- Rear Garden
- Off Road Parking For Two Cars
- Great Location Close To Shops, Tube & Schools

**Council Tax Band: D**

Freehold





## INTERNALLY

This is a well presented four bedroom semi-detached house. The front door with storm porch opens into the hallway with stairs to the first and second floor landings and doors to two reception rooms. The front reception room has a front aspect bay window making it a lovely bright and airy room. The second reception room is a spacious and features a fireplace and archway leading to the open plan extended kitchen / dining area and downstairs WC. The rear of the dining room has a French door with full height window panels either side and door opening into the garden. The fitted kitchen comprising of matching wall and base units, ample work top space, a range style cooker with extractor fan over, part tiled walls and floor.

Stairs to first floor landing with doors to two double bedrooms, one of which has a bay window. There is also a single bedroom with a front aspect window. The fully tiled bathroom comprises of a paneled bath with handheld shower unit, pedestal hand basin and WC. Stairs to the second-floor lead to the master bedroom with large window overlooking the garden and a Velux window. It also has an ensuite with a large shower area, vanity wash basin and WC. The property has UPVC windows and gas central heating throughout.

## EXTERNALLY

Paved frontage with off road parking for two cars and side access to the garden. Garden with patio area and beautiful shrubs.

## LOCATION

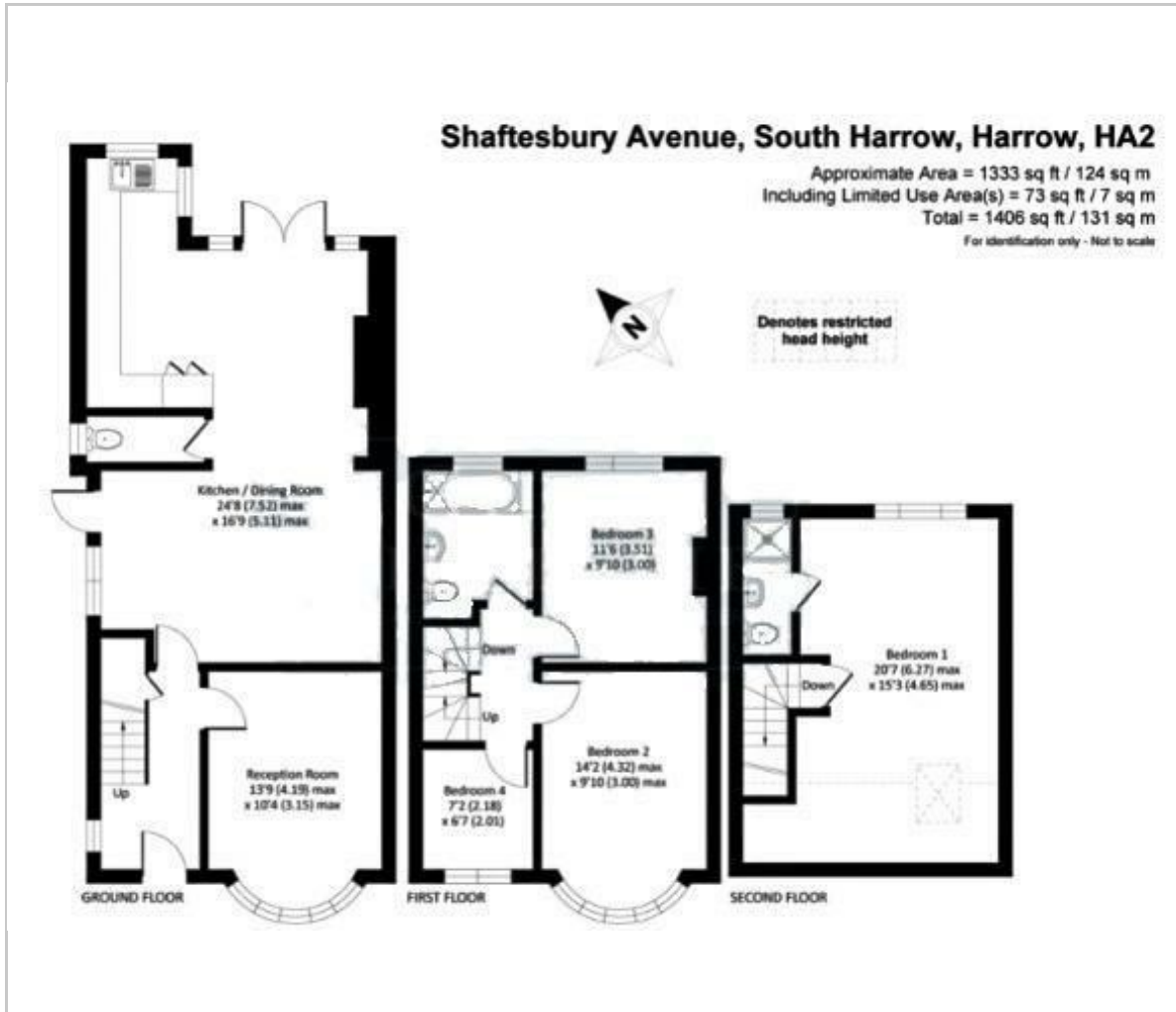
The property is situated in a very convenient location approximately half a mile to South Harrow's Piccadilly Line Tube Station with busy shopping centre. There are a number of local schools which include Whitmore High School and Roxeth Primary School both 0.3 miles away, The John Lyon School 0.4 miles away, Roxeth Mead School and Grange Primary School both 0.5 miles away and St Dominic's Sixth Form College 0.7 miles away. Shaftesbury Circle with McDonalds and local shopping facilities is just 0.3 miles away.

## ADDITIONAL INFORMATION

Council Tax Band D - £2,286.32



## Floor Plan



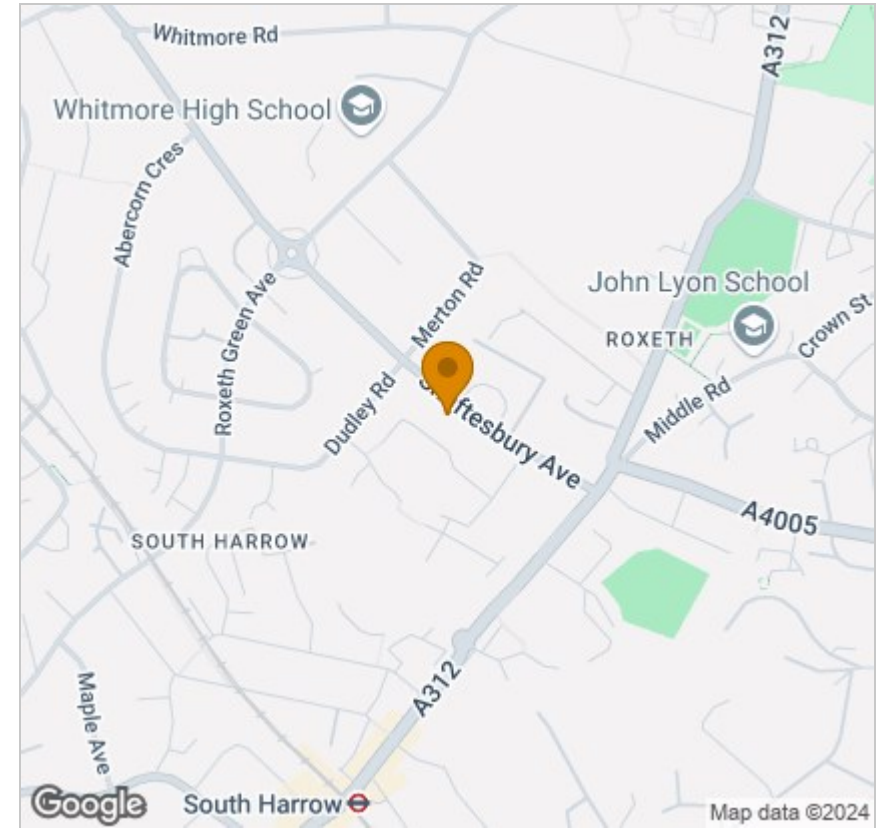
## Viewing

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

