



South Hill Avenue, South Harrow, HA2 0NQ

Asking Price £540,000



## South Hill Avenue, South Harrow, HA2 0NQ

This well-presented Victorian three-bedroom mid-terrace house on South Hill Avenue, South Harrow, offers charming period features, including a bay window and feature fireplace in the bright through-lounge. The property includes a fitted kitchen with access to a lovely rear garden, two double bedrooms with fitted wardrobes, a single bedroom, and a modern family bathroom. With potential for a loft conversion, this freehold home is ideally located just a short walk from South Harrow's Piccadilly Line Tube, shops, and excellent local schools, making it an attractive option for families.

- Victorian Terrace House
- Three Bedrooms
- Through Lounge
- Fitted Kitchen
- Family Bathroom
- Large Garden
- Potential for Loft Extension
- Close To Tube
- Close To Shops



**Council Tax Band: D**

**Freehold**



### INTERNALLY

This is a well presented three bedroom mid terrace house. The front door leads into hallway with stairs to the first floor landing. Doors off the hallway lead into a bright and airy through lounge with feature fireplace and bay window. Kitchen with matching wall and base units and door to rear providing access to the garden. Stairs to the first floor landing with doors leading off into primary bedroom with front aspect sash windows and fitted wardrobes, second bedroom is also a double room with rear aspect window, fitted wardrobe and feature fireplace, the third bedroom is a single room with rear aspect window. The bathroom has a range of cupboards with a vanity basin and wc with concealed cistern, there is also a corner shower enclosure. Staircase to loft with potential for converting into loft room/4th bedroom.

### EXTERNALLY

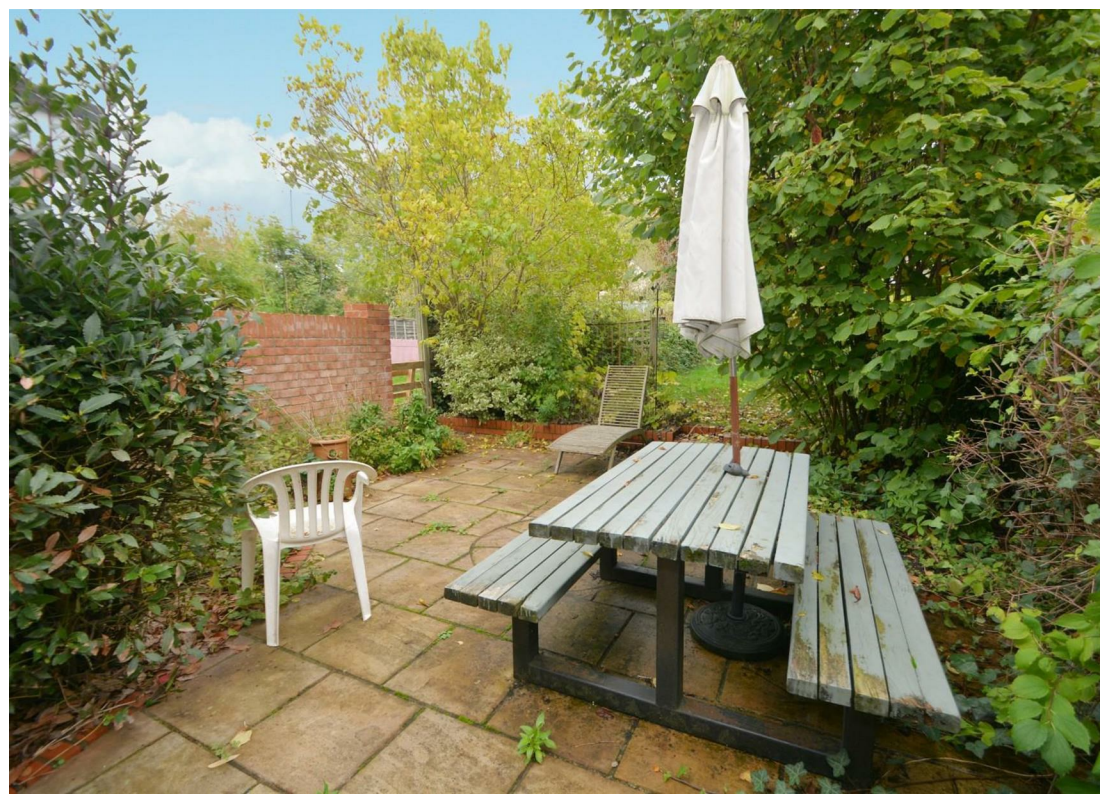
Wall enclosed front garden with gate, path and steps leading to front door with canopy over. Very pretty rear garden with outdoor WC, brick built storage room, paved patio area and lawn with shrubs and trees. Permit Parking

### LOCATION

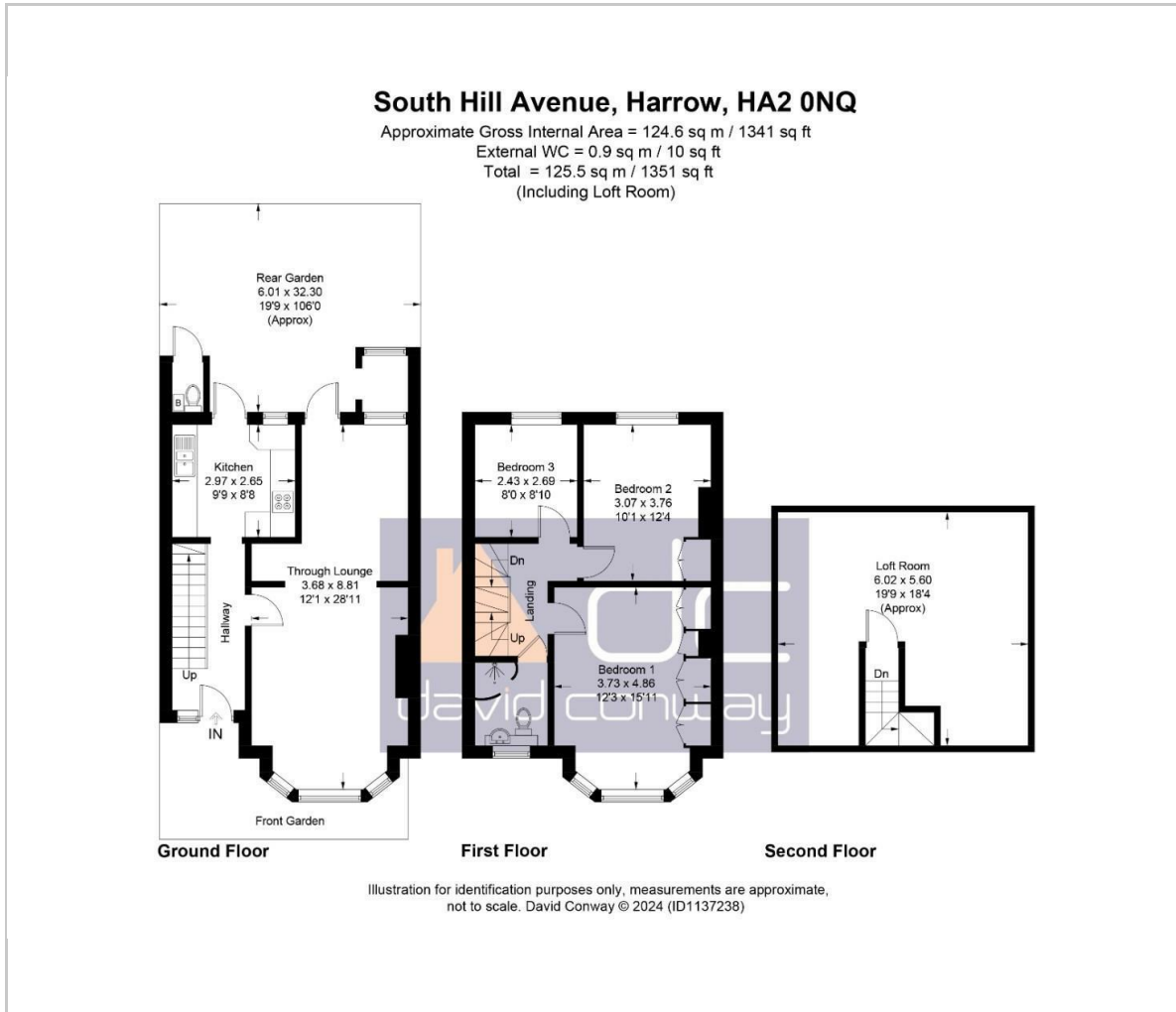
South Hill Avenue is conveniently located on the Lower Slopes of Harrow on the Hill and within a 6 minute walk to South Harrow's Piccadilly Line Tube and Bus Station along with Northolt Road's busy high street with a multitude of shops, cafes and restaurants. In the other direction just 0.3 of a mile away is a large Waitrose. Local schools include The Weldon Park Academy and St Dominic's Sixth Form College both 0.5 miles away, Roxeth Primary 0.8 miles away. For private schooling Orley Farm School is 0.2 miles away and John Lyon is 0.8 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

