



Parkfield Road, South Harrow, HA2 8LB

Asking Price £435,000

3 1 2 D

## Parkfield Road, South Harrow, HA2

8LB

This mid terraced house comes with huge potential for a buyer to unlock as well as being brought to market completely chain free. With the potential for rear extension subject to planning permission as well as possible loft conversion the house is located within a few minutes walk of South Harrow Station.

- Chain Free
- Mid Terrace House
- Two Double Bedrooms
- One Single Bedroom
- Two Reception Rooms
- Separate Kitchen
- Bathroom
- Rear Garden
- Off Street Parking
- Ideally Located For Shops and Tube



**Council Tax Band: D**

Freehold

#### INTERNALLY

This is a three bedroom mid terrace house in need of modernisation. The front door leads into hallway with stairs to the first floor landing with under stairs storage and doors off the hallway leading into the first reception room with front aspect bay window, the second reception room is spacious and has a window over looking the garden and the kitchen with door to rear providing access to the garden. Stairs to the first floor landing with doors leading off into two double bedrooms both with fitted wardrobes, a single bedroom and family bathroom.

#### EXTERNALLY

Off street parking. The rear garden is be accessed through the kitchen with a few steps down to the patio area and to the rear is a laid to lawn area.

#### LOCATION

Parkfield road is ideally located within a two minute walk of South Harrow Underground Station as well as the various local restaurants and amenities including Waitrose, Iceland and Aldi. Welldon Park School is just two roads away, with a number of other schools within walking distance which include Whitmore High School, Orley Farm School, Roxeth Mead School and The John Lyon School.

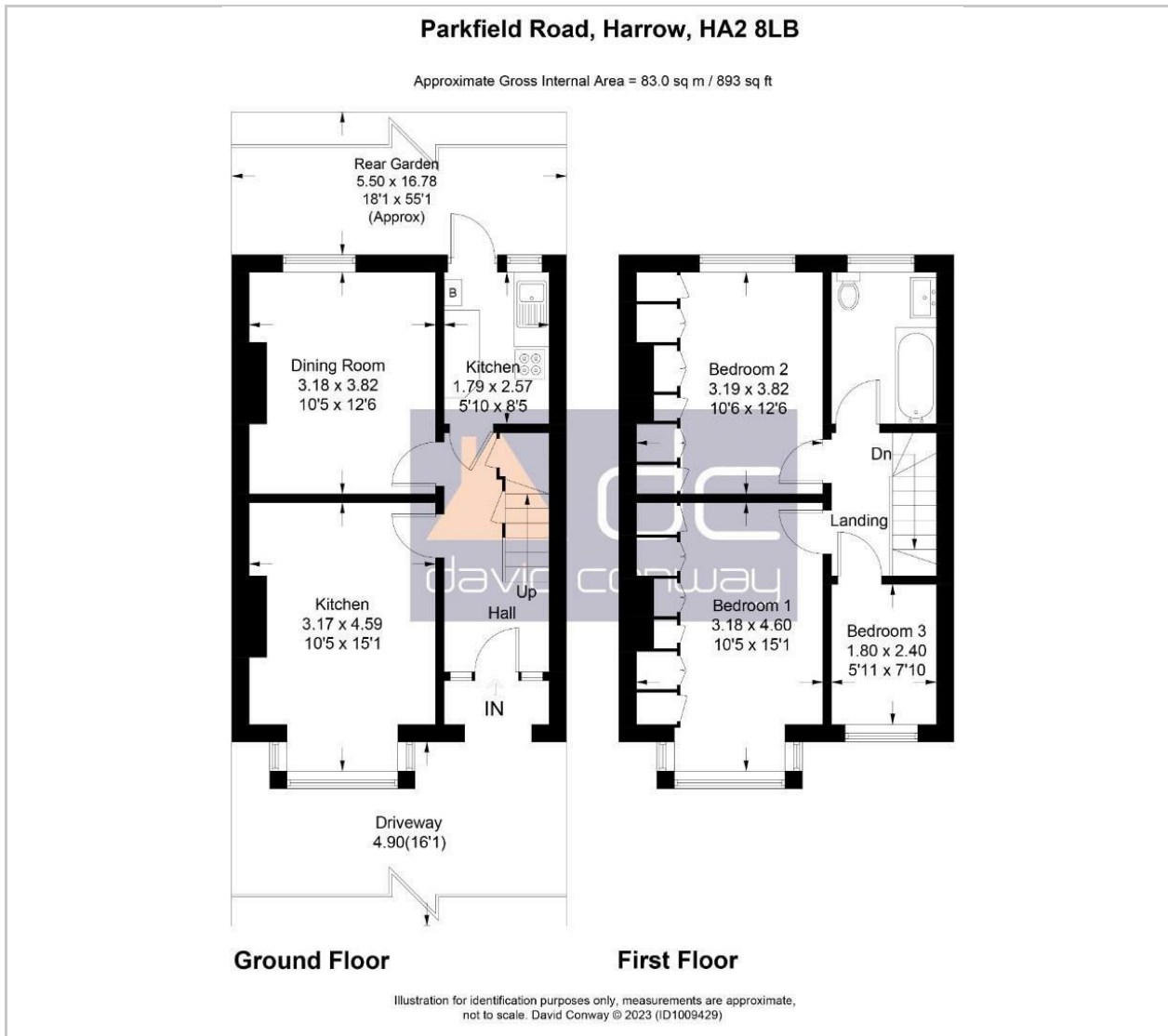
#### ADDITIONAL INFORMATION

Council Tax Band D - £2,162.80

**Council Tax Band: D**

Freehold

## Floor Plan



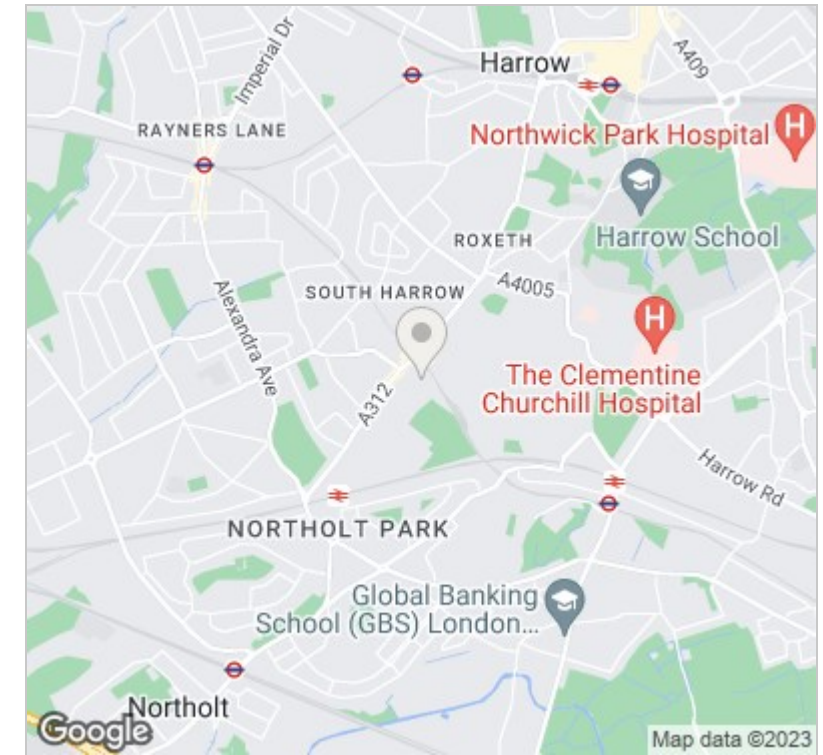
## Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

269 Northolt Road, Harrow, Middlesex, HA2 8HS  
 Tel: 02084225222 Email: sales@davidconway.co.uk <https://www.davidconway.co.uk/>

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	