



Northolt Road, South Harrow, HA2 8JD

Offers In The Region Of £550,000



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A spacious three-bedroom terraced house with scope to extend (STPP), ideally located just moments from South Harrow Station and Northolt Park.

This house offers generous living space with a bay-fronted lounge, separate dining room opening onto the rear garden, and a fitted kitchen with understairs storage and access to a ground floor W.C. Upstairs features two double bedrooms, a good-sized single, fully tiled bathroom and separate W.C. Benefits include gas central heating, double glazing, wood flooring, and a rear garden with garage accessed via service road.

Positioned within walking distance of local shops including Aldi, Waitrose and Asda, and excellent transport links (Piccadilly Line and Chiltern Railways), this property is also close to several well-regarded schools and green spaces. Ideal for families or buyers looking to add value with potential for rear and loft extensions (subject to planning permission).

Freehold – Early viewing recommended.

- Three Bedroom Terraced House
- Two Reception Rooms
- Kitchen
- Downtairs W.C.
- Seperate Bathroom and W.C. Upstairs
- Front & Rear Garden
- Garage - access via Service Roa
- Potential to Extend loft and rear STPP
- Central Heating, Double Glazing
- Close to Shops & Tube

**Council Tax
Band: D**





INTERNALLY

This family house has a porch leading to the front door. A welcoming hallway leads to a spacious bright lounge with a large bay window and picture rails, ideal for family relaxation or entertaining. The dining room has patio doors opening into the garden and it provides ample space for dining and gatherings it also has a door leading to a convenient ground floor W.C The kitchen offers matching wall and base units with worktop over, a built under oven and a gas hob and access to understairs cupboard. There is a part glazed kitchen door opening into the garden. Upstairs, the property has two double bedrooms, the master bedroom has a large front aspect bay window and the second a rear aspect window, the third bedroom has a front aspect window and is ideal as a single bedroom, home office, nursery, or guest room. There's also the benefit of a bathroom and a separate WC (both fully tiled), which is ideal for busy households. The property has gas central heating, double glazing and has wood flooring throughout with the exception of the bathroom W.C.'s

EXTERNALLY

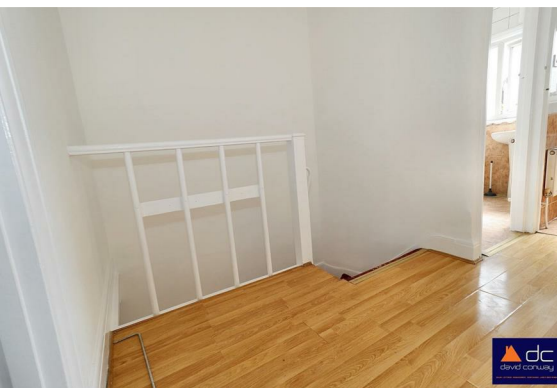
Smart frontage with wall enclosed front garden. Rear paved garden with garage at rear, accessed via service road

LOCATION

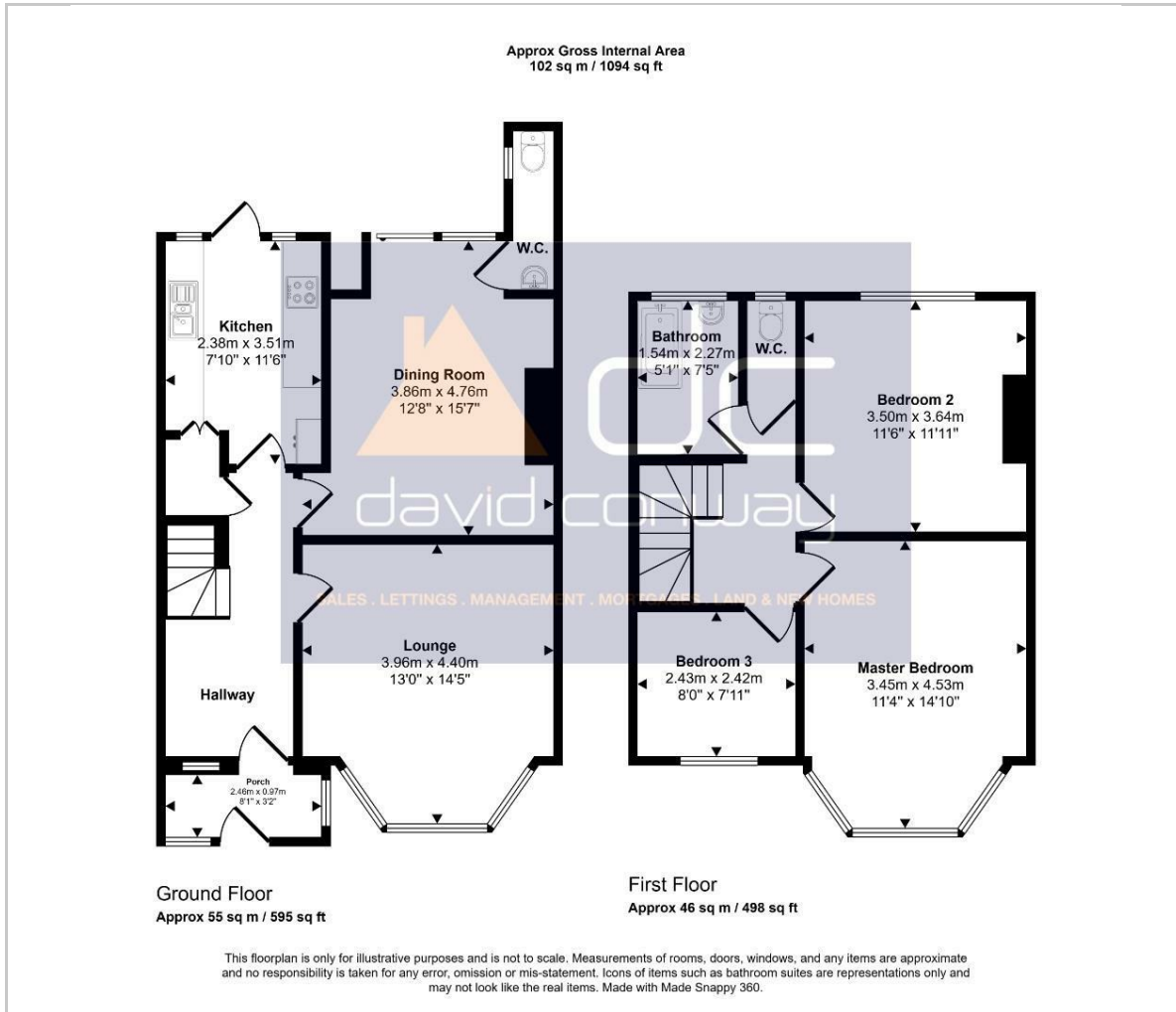
Located on Northolt Road in South Harrow, this property is in a well-connected area with plenty of local amenities close by. There are a plenty of convenience stores, takeaways, supermarkets like Aldi, Waitrose and Asda, and a range of everyday shops all within walking distance. Transport links are excellent, with South Harrow Underground Station (Piccadilly Line) just a short walk 0.4 of a mile away, offering direct access to Central London and Heathrow. Northolt Park Station's (Chiltern Line) provides quick access to Marylebone Station is just 0.3 of a mile away. Several bus routes also run nearby, making it easy to get around locally. Families will appreciate the proximity to schools which include The Welldon Park Academy, Greenwood Primary School, Petts Hill Primary School, Wood End Infant School and Rooks Heath College., Whitmore High School is 1.1 mile away. Parks and open spaces such as Alexandra Park and Roxeth Recreation Ground for outdoor activities

ADDITIONAL INFORMATION

Council Tax Band D £2,396 per annum
Potential for loft extension and rear extension and ideal for House of Multiple Occupation (HMO) potential which is in high demand in the area (subject to London Borough of Harrow Planning Permissions and Licencing)



Floor Plan



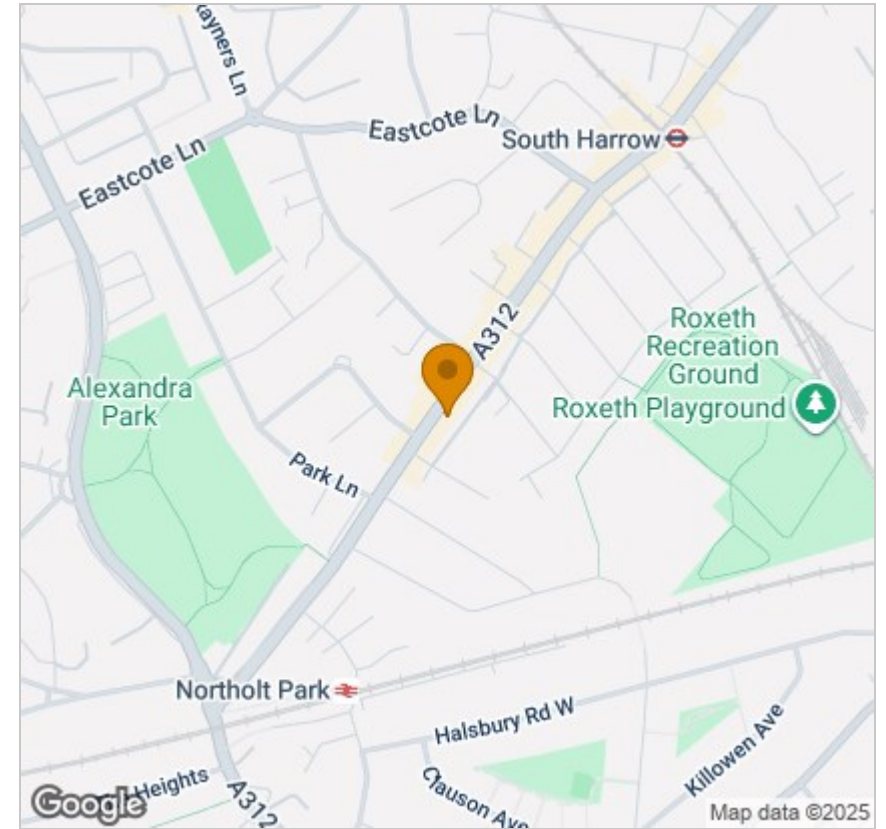
Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

