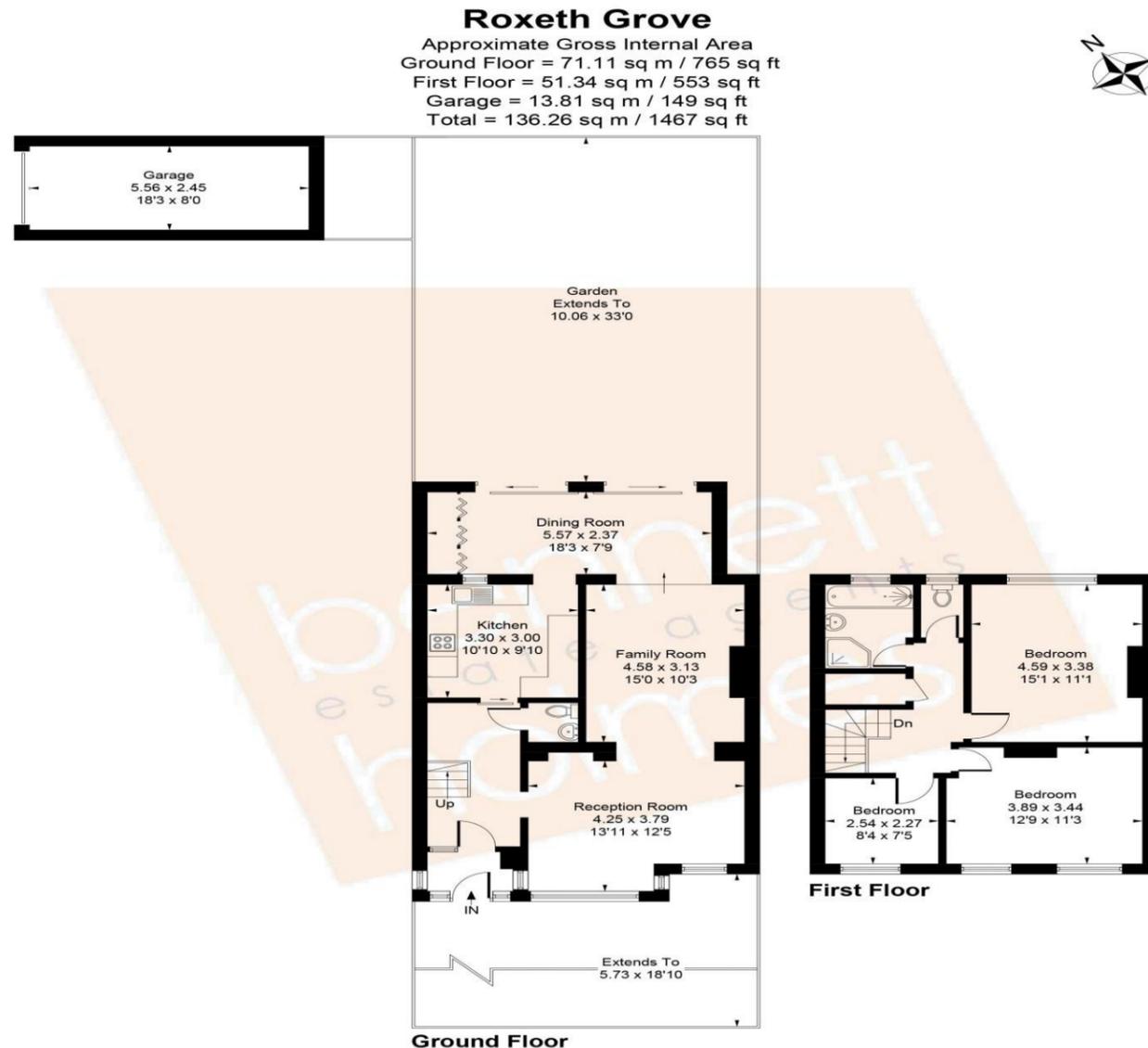


Roxeth Grove Harrow HA2 8JG

Price Guide: £575,000



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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Freehold
London Borough of Ealing
Council tax band D
Council tax - £2,396 PA
EPC- C

NORTHOLT OFFICE

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northolt@bennetholmes.com

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Bennett Holmes are pleased to offer this well presented, extended, three bedroom terrace house situated in a residential location in South Harrow. The property is situated within a few minutes walk to South Harrow's main shopping and transport facilities to include the Piccadilly Line tube station and 0.3 miles to Northolt Parks National rail station. Local bus routes and schools are also close by. Other benefits include a rear extension, downstairs WC, gas central heating, double glazed windows, front and rear gardens, a garage accessed from the side service road. There is the added advantage of no upper chain and potential to extend the property STPP.



- THREE BEDROOMS
- TERRACE HOUSE
- EXTENDED TO THE REAR
- WELL PRESENTED THROUGHOUT
- DOWNSTAIRS WC
- GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS
- WALKING DISTANCE TO SOUTH HARROW'S SHOPS AND TUBE STATION

**Roxeth Grove
Harrow
HA2 8JG**

Price Guide: £575,000



Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the through lounge, downstairs WC and the kitchen. The kitchen comprises wall and base level units, sink and drainer, an electric hob with an overhead extractor hood, integrated grill and electric oven. There is a breakfast bar, space for a fridge/ freezer and a door to the dining room with a utility area. The large through lounge has a square arch to the dining room providing a large downstairs living space. From the dining room there are patio doors to the rear garden. Stairs lead to the first floor landing with doors to three bedrooms, bathroom and separate WC. There are two double bedrooms and one single bedroom. Outside the property are front and rear gardens. There is a garage in the rear garden which is accessed via the side service road. To the front of the property is permit parking.

