



South Hill Avenue | Harrow | HA2 0NQ

Rare opportunity to purchase an 1896 built 3 double bedroom end terrace house with intercommunicating receptions, 9'0 x 7'3 kitchen, two reception rooms, luxury bathroom with 'Jacuzzi' corner bath, gas central heating and upvc double glazed, 100' garden. Located just 50 yards to South Harrow's Piccadilly Line tube, bus station and shopping centre.

Asking price of £575,000

Freehold



- LARGER THAN AVERAGE 1896 END TERRACE HOUSE
- 3 BEDROOMS: 16'5 x 11.0. 12'0 x 9'2 & 9'0 x 7'7
- FRONT RECEPTION 15'0 x 10'6
- REAR RECEPTION 12'3 x 11'0
- KITCHEN 9'0 x 7'3
- 10'2 x 7'0 CONSERVATORY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED
- 100' GARDEN
- APPROX 50 YARDS SHOPS & TUBE

Property Description

FRONT RECEPTION ROOM

15' 0" x 10' 6" (4.57m x 3.2m) Cornice ceiling, upvc double glazed front aspect window, radiator, wood effect laminate flooring, archway to:-

REAR RECEPTION ROOM

12' 3" x 11' 0" (3.73m x 3.35m) Cornice ceiling, radiator, wood effect laminate flooring, archway to:-

KITCHEN

9' 0" x 7' 3" (2.74m x 2.21m) Range of wall units, matching base units, inset stainless steel sink unit with cupboards under and mixer taps, space for fridge freezer and cooker, wall mounted gas central heating combination boiler, part tiled walls, tiled floor, door to:-

GLAZED CONSERVATORY

10' 2" x 7' 0" (3.1m x 2.13m) Clear themoplastic roof, gas convector heater, door to cupboard with plumbing for washing machine, deep store cupboard, door to garden.

LANDING

Wood effect laminate flooring, access to boarded loft with skylight and electrics

BEDROOM ONE

16' 5" x 11' 0" (5m x 3.35m) Cornice ceiling, upvc double glazed, radiator, wood effect laminate flooring.

BEDROOM TWO

12' 0" x 9' 2" (3.66m x 2.79m) Cornice ceiling, upvc double glazed rear aspect window, built in wardrobe cupboard, radiator, wood effect laminate flooring.

BEDROOM THREE

9' 0" x 7' 7" (2.74m x 2.31m) Cornice ceiling, upvc double glazed rear aspect window, radiator, wood effect laminate flooring.

LUXURY BATHROOM/WC

White suite comprising corner 'Jacuzzi' , vanity wash basin with cupboard under, close coupled wc, fully tiled walls, upvc double glazed frosted rear aspect window, tiled floor, towel rail.

GARDEN

Approximately 100' with paved patio leading to lawn with flower beds, timber shed, separate side entrance.

Tenure

Freehold

Council Tax Band D

£1,529 per annum

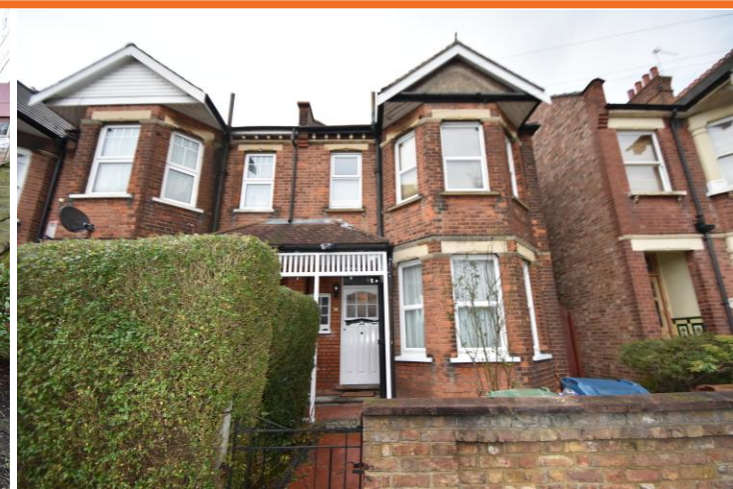
Viewing Arrangements

Strictly by appointment

MORTGAGES ARRANGED AT COMPETITIVE RATES

(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.





EPC Chart To Follow