



## Roxeth Green Avenue | Harrow | HA2 0QW

David Conway and Company are sole agents on this rarely available three bedroom house set on one of South Harrow's most popular residential roads. Set just 0.2 miles from Whitmore High school the house offers the perfect step up for any growing family. Approx. 0.6 miles from South Harrow's Piccadilly Line Tube and Bus Stations. With off street parking at the front and a garden large enough to extend the property at the rear (S.T.P.P) we are expecting a strong levels of interest so early viewing comes highly recommended.

Asking Price Of £439,950

Freehold



- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- THROUGH LOUNGE
- 8'4 X 6' SEPARATE FITTED KITCHEN
- THREE BEDROOMS
- POTENTIAL TO CONVERT LOFT
- FITTED FAMILY BATHROOM
- GARAGE VIA REAR ACCESS
- NO UPPER CHAIN
- APPROX 0.6 MILES FROM SOUTH HARROW TUBE

## Property Description

### ENTRANCE

Upvc double glazed entrance door to:-

### HALLWAY

Upvc double glazed window, storage cupboard, stairs to first floor with cupboards under, wood effect laminated flooring, radiator.

### FRONT RECEPTION

12' 9" x 11' 8" (3.89m x 3.56m) Upvc double glazed bay window, radiator.

### REAR RECEPTION

12' 5" x 11' 1" (3.78m x 3.38m) Upvc double glazed bay window, radiator.

### KITCHEN

8' 4" x 6' (2.54m x 1.83m) Range of wall and matching base units with laminated worktops over. Inset stainless steel single

bowl drainer sink unit with mixer taps. Plumbed for washing machine. Fitted electric hob and extractor over. Space for over. Larder cupboard. Upvc double glazed door to garden.

### FIRST FLOOR LANDING

Access to insulated loft, built in airing cupboard, doors to:-

### BEDROOM ONE

13' 6" x 11' 2" (4.11m x 3.4m) Upvc double glazed bay window. Range of built in wardrobes, radiator.

### BEDROOM TWO

12' 7" x 10' 2" (3.84m x 3.1m) Upvc double glazed window, built in cupboard incorporating boiler, radiator.

### BEDROOM THREE

6' 9" x 6' 2" (2.06m x 1.88m) Upvc double glazed window, radiator.

## FAMILY BATHROOM

Modern suite comprising acrylic panelled bath with mixer taps and shower unit over. Vanity wash hand basin with cupboard under, low level w.c. Fully tiled walls, tiled floor. Upvc double glazed window.

## REAR GARDEN

Approximately 70' paved patio area leading to lawn with flower and shrub borders. Access to garage.

## Tenure

Freehold

## Council Tax Band

D

## Viewing Arrangements

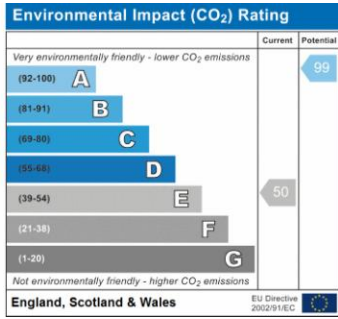
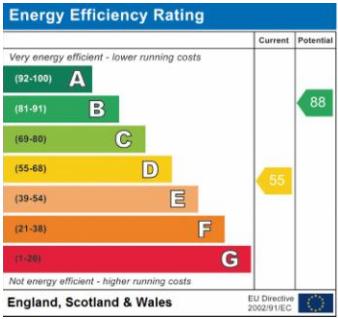
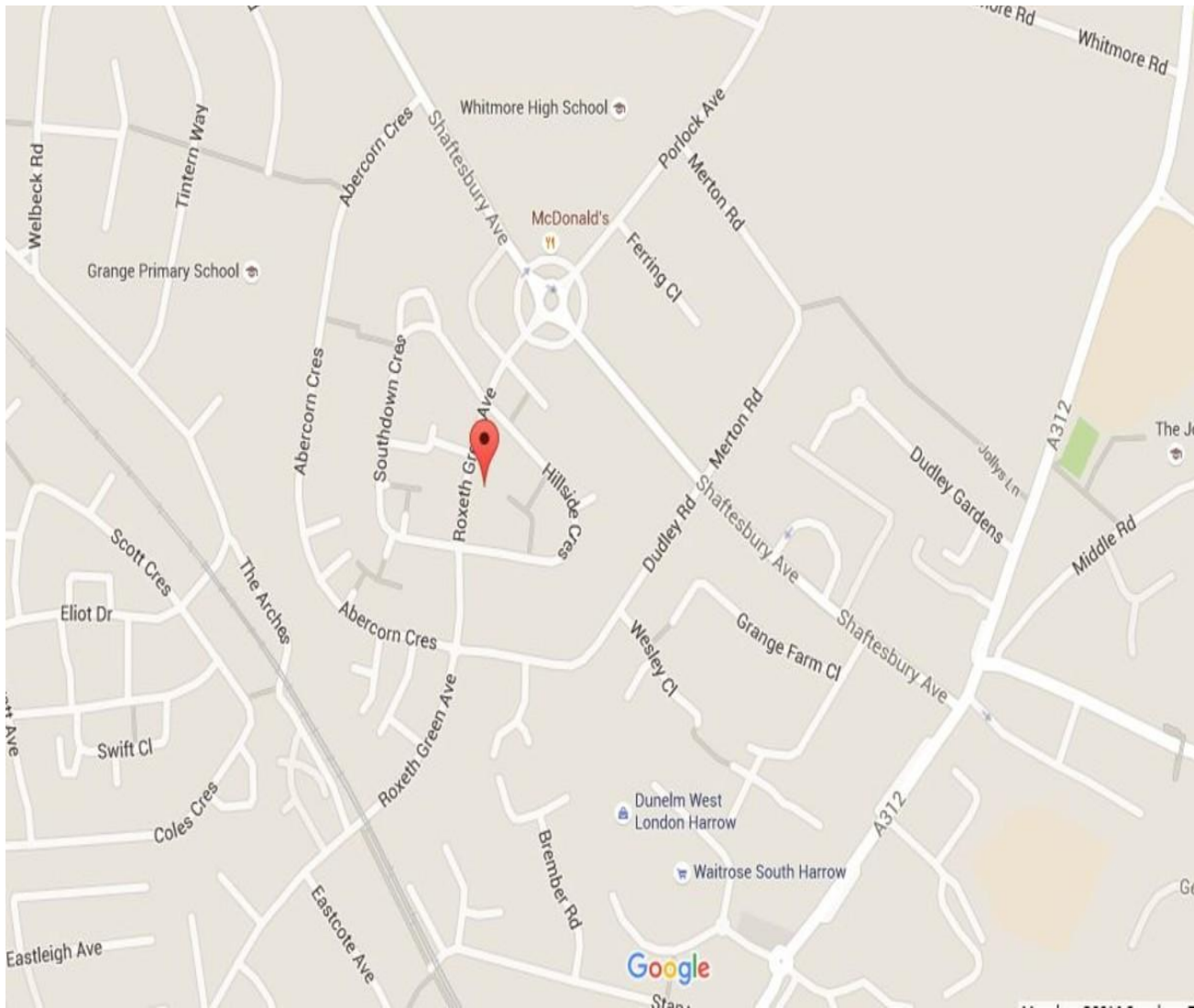
Strictly by appointment

## 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.





269 Northolt Road, South Harrow, Middlesex, HA2 8HS  
 Tel: 020 8422 5222 Fax: 020 8422 4221 | [www.davidconway.co.uk](http://www.davidconway.co.uk)  
[info@davidconway.co.uk](mailto:info@davidconway.co.uk)  
[@dconwayandco](https://twitter.com/dconwayandco)

