



## Birch Park, Harrow, HA3 6SP

Set on a delightful cul-de-sac this substantial four bedroom town house measures in at just under 1400 square feet and boast four large bedrooms. With an integral garage and off street parking to the front the property is set within 0.6 miles of Headstone Lane station providing access to Central London.

Asking Price Of £525,000

Freehold



- Townhouse
- Four Bedrooms
- Two Bathrooms
- Reception Room
- Dining Room
- Gas Central Heating
- Upvc Double Glazing
- Off Road Parking and Garage
- Garden
- Ideal Family Home

## Property Description

INTERNALLY Ideal Family home, this spacious four bedroom town house comprises of front door opening into a hall with a cloakroom, under stairs storage cupboard, dining room with door and window complex opening into garden and arched opening from dining room leading to a fitted kitchen .

Stairs to first floor landing with doors to reception room, double bedroom with fitted wardrobes and ensuite bathroom. Stairs to second floor landing with doors to 3 double bedrooms and family bathroom.

Upvc double glazing and gas central heating throughout.

EXTERNALLY Off road parking, Integral garage, attractive garden on four levels mainly paved with mature shrub borders overlooking Bannister fields and running track

LOCATION Birch Park is set just off the Uxbridge Road between Hatch End well known for its many Restaurants, shops and Mainline station and Harrow Weald, local schools include Hatch End High School, Birch Park backs onto Bannister fields and running track.





Council Tax Band F £2,835 per annum

**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.

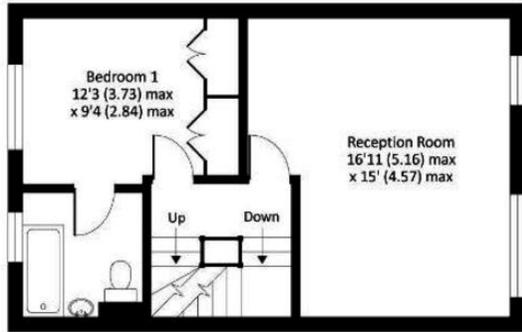
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Approximate Area = 1242 sq ft / 115.4 sq m

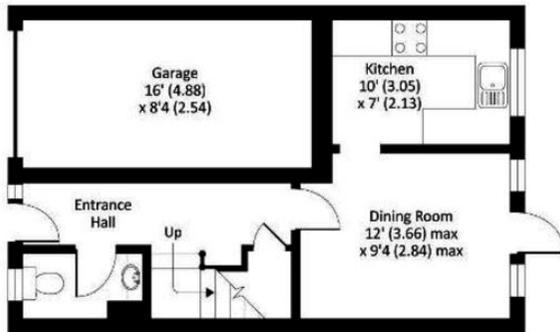
Garage = 137 sq ft / 12.7 sq m

Total = 1379 sq ft / 128 sq m

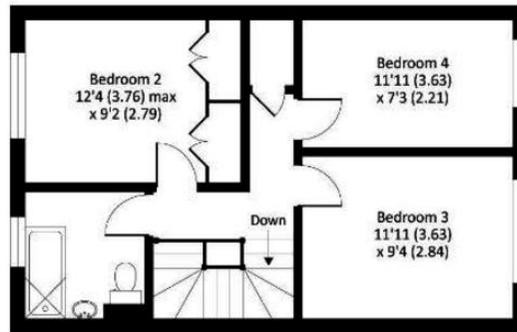
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	66	83
(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	

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