



Beechwood Avenue, South Harrow, HA2 8BY

This stunning three bedroom house is extended to the ground floor with a substantial rear garden completely private and covered to the rear. With off street parking to the front the property delightfully combines a character and contemporary finish and is set on one of South Harrow's most coveted locations.

Asking price of £580,000

Freehold



- Extended Semi Detached House
- Three Bedrooms
- 2 Receptions
- Fitted Kitchen
- Downstairs WC
- Double Glazed Windows
- Gas Central Heating
- Large Well Maintained Garden
- Off Road Parking
- Ideal Family Home.

## Property Description

INTERNALLY Immaculately presented three-bedroom semi-detached house with rear extension downstairs. Brick porch with pitched gable roof and glazed double doors. Front door opens into the hallway with stairs to first floor, understairs storage and downstairs wc, the hallway has solid wood flooring which follows through to the front reception. The front reception room has a feature fireplace and large bay window. The rear reception room has tiled flooring and also has a feature fireplace, the room leads into to the full width rear extension which is flooded with lights as there are side and rear aspect windows in the kitchen area, velux roof windows and french doors overlooking the beautiful garden, the extended area comprises of a wrap around kitchen/diner. The stunning kitchen is beautifully fitted with plenty of matching wall and base units, quartz worktops and glass splashbacks, built in double electric oven and gas hob with stainless steel cooker hood over, there is also a breakfast bar.

Stairs to first floor with side aspect window, landing with access to the loft and doors to two double bedrooms and a good size single bedroom. The master bedroom has fitted





wardrobes and a bay window. Family bathroom with bath, wc, vanity wash hand basin and hardwood floor. The property has double glazing and gas central heating.

EXTERNALLY Smart frontage with block paved drive for off road parking. Access to rear of property via side gate with plenty of space at side for bins etc, wood fencing with trellis top, beautifully maintained large back garden with raised patio area, lawn with garden path, trees and shrubs.

LOCATION Beechwood Avenue is located off Eastcote Lane with just a 5-minute walk to South Harrow high street with lots of local shops and cafes and Waitrose Supermarket which is near Dunelm Mill, Sport Direct and Homesense at South Harrow's busy shopping centre is just 0.4 miles away. South Harrow tube station is just 0.2 of a mile away. There are numerous local schools close by including Welldon Park Academy Primary School and Roxeth Primary School is just 0.5 miles away and Whitmore High School is 0.9 miles away

Council Tax Band E £2,398 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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South Harrow, HA2 8BY**



Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2021 (ID777038)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	68	
(55-68) <b>D</b>		
(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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