

## Southdown Crescent | Harrow | HA2 0QS

This delightful three bedroom is well presented internally and is set within a five minute walk of Whitmore High School. Planning permission has been granted for a five meter rear extension and the loft has potential for conversion. The property is set on one of South Harrow's most popular roads.

Asking Price Of £525,000

Freehold



- Mid Terraced House
- Very Well Presented / New Roof
- Through Lounge
- Fitted Kitchen
- Contemporary Bathroom
- 3 Bedrooms
- Planning Permission Approved for Rear Extension
- Good Size Rear Garden
- Close To Tube and Shops
- Ideal Family Home

## Property Description

### INTERNALLY

This well presented three bedroom terraced house with its New Roof (2021) must be viewed. The décor is stylish and includes lovely ceilings throughout the property. There is a glazed porch leading to the entrance door. The front door opens into the hallway with stairs to the first floor. Doors from the hallway lead into the large through lounge which has wood flooring, a front aspect bay window and a rear aspect full height bay window and door complex opening into the garden. Kitchen with matching wall and base units, tiled walls and floor, downlights and part glazed door opening into the garden. Stairs to first floor landing with doors to two double bedrooms, one of which has fitted wardrobes, both bedrooms have bay windows. There is also a single bedroom with a front aspect window. The contemporary bathroom is decoratively tiled, it has a panelled bath, wall hung vanity basin, wc, heated towel radiator, downlights and a separate corner shower cubicle, it also has two windows making it a lovely bright room. The property has gas central heating and double glazing.

The loft has been boarded and there is a velux window in the roof.

Planning permission has been granted for a five meter rear extension and the loft has potential for conversion

### EXTERNALLY

Block paved frontage. Rear garden with patio area, lawn and path to outbuilding at the rear

### LOCATION

Southdown Crescent is in the borough of Harrow and is close to many local schools in the area. Approximately 0.3 of a mile to the local shops at Shaftesbury circle, Grange Primary School and Whitmore High School, 0.7 of a mile to South Harrow Piccadilly line tube and shopping centre.

## Tenure

Freehold

## Council Tax Band

D £1,962

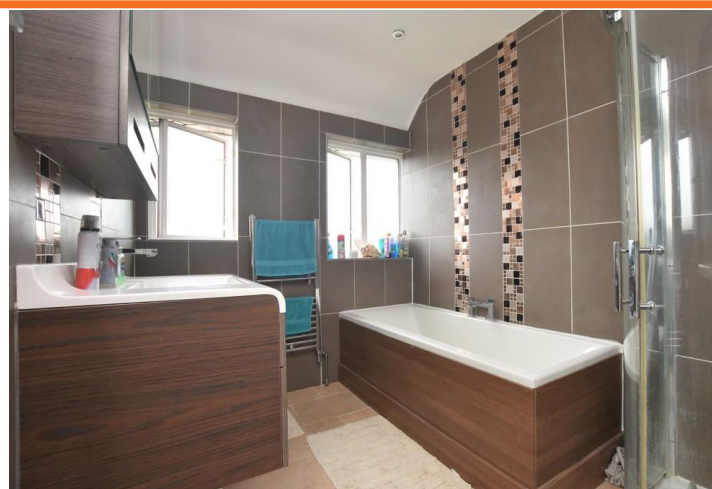
## Viewing Arrangements

Strictly by appointment

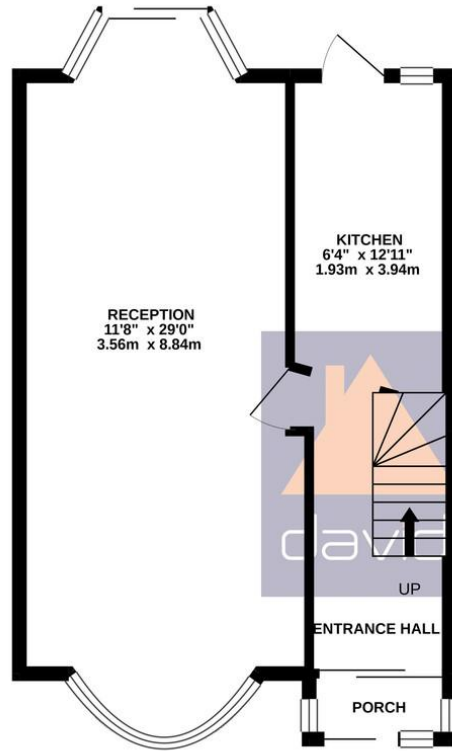
## MORTGAGES ARRANGED AT COMPETITIVE RATES

(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).

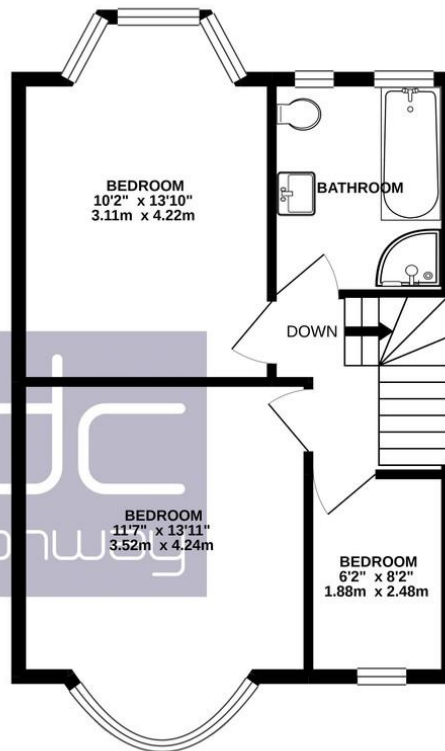
These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may 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.



**GROUND FLOOR**  
458 sq.ft. (42.5 sq.m.) approx.



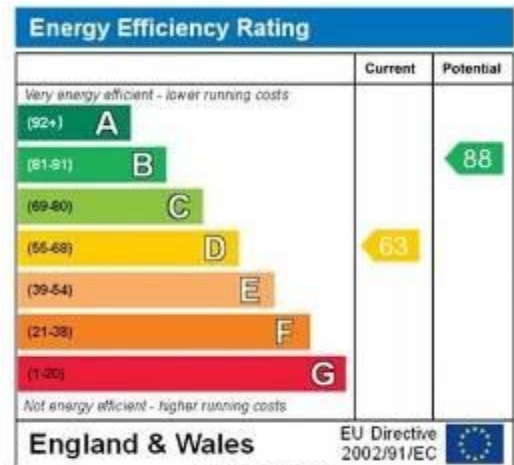
**1ST FLOOR**  
443 sq.ft. (41.1 sq.m.) approx.



SOUTHDOWN CRESCENT, HARROW, HA2 0QS

TOTAL FLOOR AREA : 900 sq.ft. (83.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021



WWW.EPC4U.COM