



Park Lane | South Harrow | HA2 8NN

This three bedroom house is set on one of South Harrow's most popular roads and comes to market chain free. With substantial potential for extension on the rear and the loft subject to planning the property has been well maintained internally. There is off street parking to the front of the property.

Asking Price Of £570,000

Freehold



- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Family Bathroom
- Downstairs W/C
- Gas Central Heating/Double Glazing
- Off Street Parking
- Large Garden
- Close To Tube & Shops

Property Description

INTERNALLY

This is a spacious well presented three bedroom semi detached house. The front door leads into hallway with stairs to the first floor landing with cloakroom and understairs storage. Doors off the hallway lead into a front reception room with large bay window allowing plenty of natural light, the rear reception room has french doors leading out to rear garden. The fitted kitchen has plenty of wall and base units, built under oven with hob and extractor fan over, there is a glazed a door leading out the garden.

On the first floor there are two double bedrooms with fitted wardrobes and one single bedroom, a family bathroom with heated towel rail, panel enclosed bath, vanity wall hung sink, large shower enclosure and wc. The property has gas central heating and double glazing.

EXTERNALLY

Off street parking and large rear garden.

LOCATION

Park Lane is situated approximately 0.3 miles from the high street with a wide selection of shops, restaurants and amenities. Northolt Park Rail Station is approximately 0.5 miles away and South Harrow's Piccadilly Line tube and bus stations is 0.6 miles away. Local schools include The Welldon Park Academy, Heathland School and Rooks Heath College all 0.4 miles away and Harrow Independent College 0.5 miles away.

Tenure

Freehold

Council Tax Band

E £2,495.89

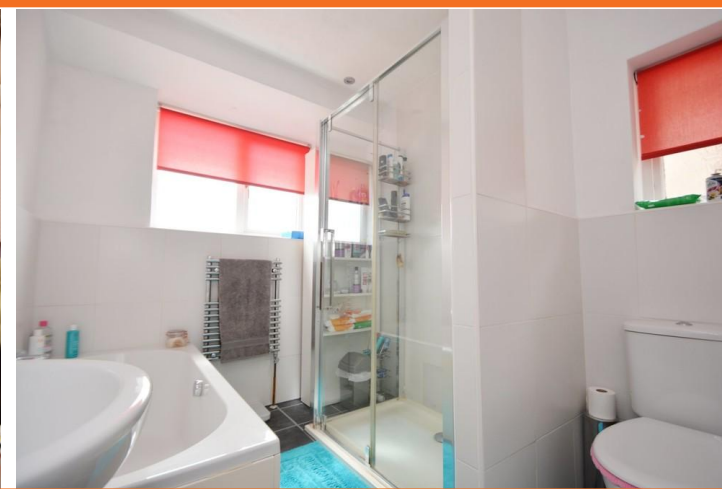
Viewing Arrangements

Strictly by appointment

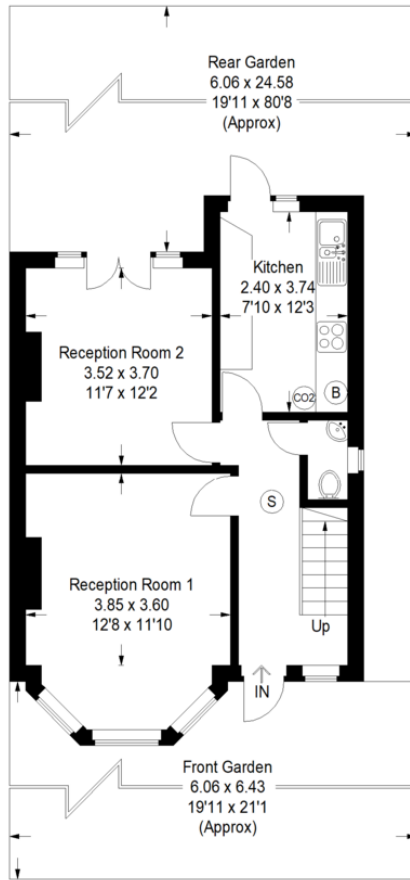
MORTGAGES ARRANGED AT COMPETITIVE RATES

(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).

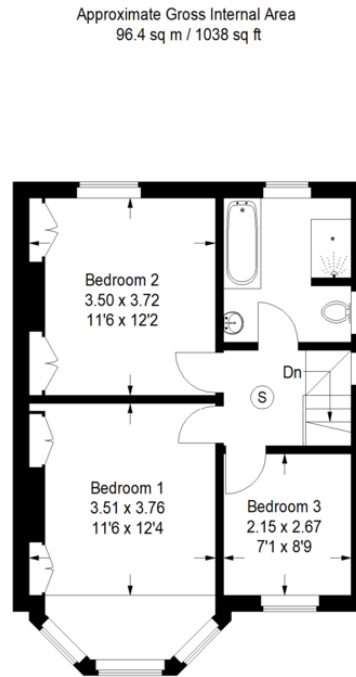
These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may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



Park Lane, South Harrow, HA2 8NN



Ground Floor



First Floor

Approximate Gross Internal Area
96.4 sq m / 1038 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. David Conway © 2017 (ID 427243)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC