# Butler Road

Harrow • • HA1 4DX Offers In Excess Of: £575,000





# **Butler Road**

Harrow • • HA1 4DX

A beautifully modernised and characteristic three bedroom terraced home. Boasting tall ceilings and naturally lit large rooms this house is perfect for a small family looking for easy access to train stations as well as walking distance to schools within the area. It also has easy access to the local highstreet which has an array of shops and restaurants.

Terraced House

Three Bedrooms

One Bathroom

Fully Modernised

Loft Conversion

Beautiful Views

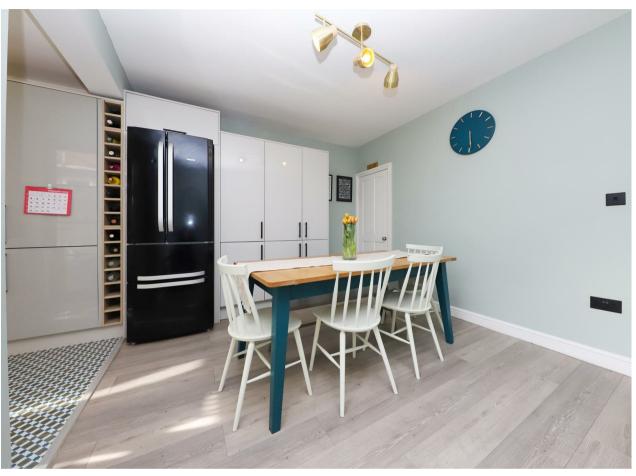
13ft Dining Room

Study Room

South Facing Garden

1089sq.ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.













#### Location

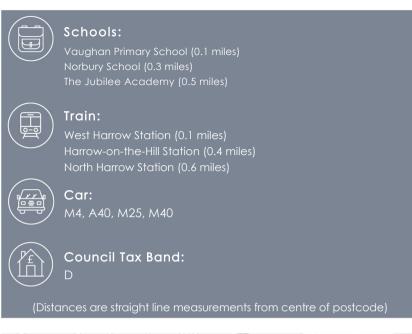
Butler Road next door to Harrow Recreation Ground, with Harrow Town Centre close by as well as Harrow-On-The-Hill and West Harrow train stations. This property is within close proximity of various primary and secondary schools.

## Description

The ground floor consists of a spacious living room with a large bay window allowing for plenty of sunlight to flow through. It also has a large 13ft dining room which flows through into the extended fitted kitchen which benefits from views of the south facing garden. Heading back into the hallway and up onto the first floor you'll come across two very spacious bedrooms, one of which is the master and the large family bathroom. Finally on the third floor in the loft you'll see the third bedroom along with the office room. Both rooms allow for great views of the surrounding areas.

### Outside

To the outside sits the south facing garden which is mostly laid to lawn as well as a small patio area for outdoor gatherings. There is also a small shed for storage and beautiful views of the surrounding scenery.

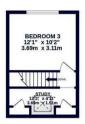




GROUND FLOOR 460 sq.ft. (42.8 sq.m.) approx. 1ST FLOOR 410 sq.ft. (38.1 sq.m.) approx. 2ND FLOOR 218 sq.ft. (20.2 sq.m.) approx.







TOTAL FLOOR AREA: 1089 sq.ft. (101.1 sq.m.) approx.

Whits every attempt has been made to exame the accuracy of the floopian contained here, measurement of doors, windows, rooms and any other lems are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and applicance shown have not been tested and no guarante as to their operability or efficiency can be given.





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