

Butler Road

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



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est 1986

Butler Road

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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.





Schools:

Vaughan Primary School (0.1 miles)
Norbury School (0.3 miles)
The Jubilee Academy (0.5 miles)



Train:

West Harrow Station (0.1 miles)
Harrow-on-the-Hill Station (0.4 miles)
North Harrow Station (0.6 miles)



Car:

M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



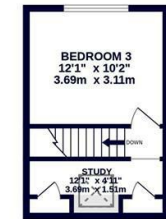
GROUND FLOOR
460 sq.ft. (42.8 sq.m.) approx.



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.

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.
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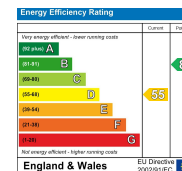


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