

# Hazelwood Close

Harrow • • HA2 6HD  
Offers In Excess Of: £350,000



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# Hazelwood Close

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Hazelwood Close is nestled on a peaceful residential road within a quiet cul-de-sac, making it an ideal choice for families, investors, and downsizers alike. Conveniently located, the property is close to excellent shopping facilities, highly regarded schools, and reliable transport links. Additional features include a well-maintained communal garden, off-street parking, and a beautifully kept interior, offering both comfort and practicality.

Two Double Bedrooms

Ground Floor Flat

One Bathroom

Living/Dining Room

Fitted Kitchen

Off-Street Parking

Communal Gardens

Close to Local Amenities and Schools

Quiet Cul De Sac Location

Approx Area: 626 sq 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.





### **Description**

Step into this charming ground-floor flat and be greeted by a spacious, light-filled lounge and dining area, perfect for relaxing or entertaining guests. Adjacent to the living space, you'll find a sleek, modern kitchen fitted with contemporary appliances and ample storage. Toward the rear of the property, there are two generously sized double bedrooms, with both bedrooms featuring fitted wardrobes for added convenience. A well-appointed family bathroom completes this delightful home, offering both comfort and functionality.

### **Outside**

Externally, Hazelwood Close offers ample off-street parking, ensuring convenience for both residents and their guests. The property is surrounded by beautifully maintained communal gardens, providing a serene and picturesque setting that enhances the charm of the flat block.

### **Location**

Situated in a quiet cul-de-sac, Hazelwood Close boasts a highly central location within walking distance of North Harrow High Street and Station. Hatch End and Pinner are also just a short distance away, offering additional shopping and dining options. The property enjoys excellent transport links, including North Harrow's Metropolitan Line station, ensuring seamless connectivity. Families will appreciate the proximity to outstanding schools, with Nower Hill High School and Pinner Park Primary School located nearby, making this an ideal home for convenience and quality living.



### Schools:

Nower Hill High School 0.2 miles  
Pinner Park Primary School 0.5 miles  
St John Fisher Catholic Primary School 0.4 miles



### Train:

North Harrow Station 0.4 miles  
West Harrow Station 0.8 miles  
Headstone Lane Station 0.9 miles



### Car:

M4, A40, M25, M40



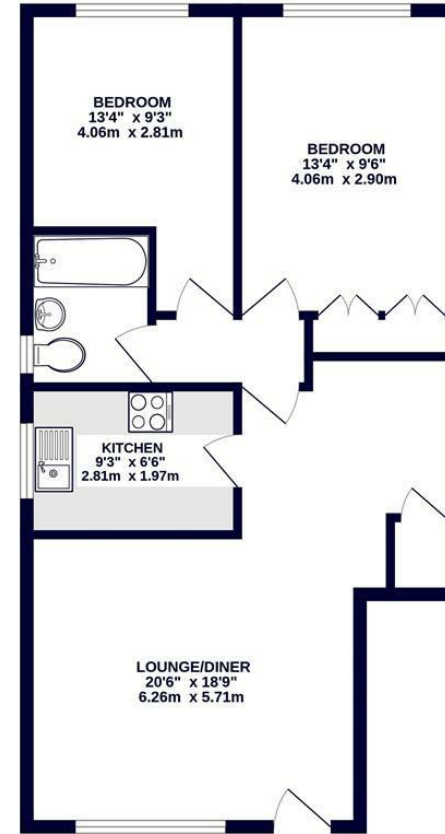
### Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA: 652 sq.ft. (60.6 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.  
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	73	79
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

England & Wales  
EPC Directive  
2002/91/EC

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.