

Butler Road

Harrow • • HA1 4DX
Offers In Excess Of: £550,000



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est 1986

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A charming period home nestled within the sought-after West Harrow Village, this delightful Freehold property exudes character and offers a private rear garden backing onto the picturesque Harrow Recreation Ground.

This three/four-bedroom terraced home is ideally positioned just 0.2 miles from West Harrow Station, making it perfect for a family seeking convenience and accessibility. The property is within walking distance of well-regarded local schools and benefits from proximity to the vibrant local High Street.

With its combination of period charm, a prime location, and excellent transport links, this home provides the ideal setting for comfortable family living in a highly desirable neighborhood.

Terrace House

Three/Four Bedrooms

Two Bathrooms

Fitted Kitchen

Two Spacious Reception Rooms

No Onward Chain

Private Garden

Short Stroll to West Harrow Train Station

Views of West Harrow Recreation Ground

Approx Area: 1034 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

Upon entering this charming terraced home, you are greeted by an abundance of character and high ceilings that add to its appeal. To the left, the front reception room, complete with a bay window, offers versatility and can also serve as a bedroom if desired.

The hallway leads to a generously sized living room that seamlessly flows into the dining room, creating a wonderful space for relaxation and entertaining. At the rear of the property, you'll find a well-fitted kitchen with direct access to the garden, as well as a conveniently located bathroom to complete the ground floor.

Upstairs, the home boasts three well-appointed double bedrooms, with the master bedroom benefiting from its own en-suite bathroom, adding a touch of modern comfort to this character-filled home.

Outside

To the rear of the property is a charming south-facing garden, primarily laid with low-maintenance astroturf, making it ideal for easy upkeep. A small patio area provides the perfect space for outdoor gatherings and relaxation. The garden also features a handy storage shed and offers beautiful views of the surrounding scenery, creating a peaceful outdoor retreat.

Location

Ideally located, Butler Road places you steps away from the tranquility of the park while being conveniently close to Harrow Town Centre, Harrow-on-the-Hill, and West Harrow train station. The property is within proximity to a selection of highly regarded primary and secondary schools, making it an excellent choice for families.

West Harrow Village exudes the charm of an urban village, with its historic architecture, local station, vibrant park, shops, and schools, all just 10 miles from central London. This cohesive community, supported by an active community forum, provides a wonderful environment to settle down.

Residents can also take advantage of the nearby Harrow-on-the-Hill Conservation Area, known for its picturesque pubs, trendy cocktail bars, and diverse restaurants. Additionally, the area offers access to numerous green spaces, creating a perfect balance of urban living and natural beauty.



Schools:

Whitmore High School 0.3 miles
 Vaughan Primary School 0.3 miles
 Grange Primary School 0.5 miles



Train:

West Harrow Station 0.1 miles
 North Harrow Station 0.7 miles
 Harrow-on-the-Hill Station 0.7 miles



Car:

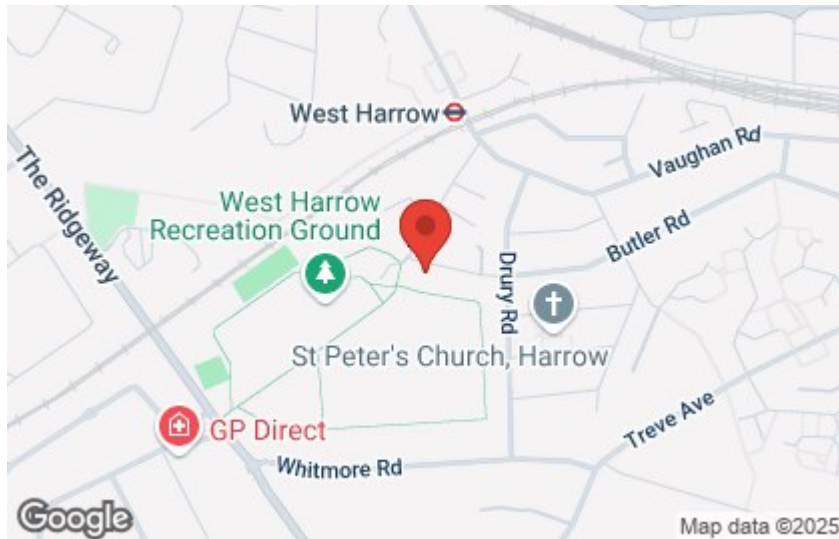
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 602 sq. ft. (55.9 sq.m.) approx.



1ST FLOOR
 432 sq. ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq. ft. (96.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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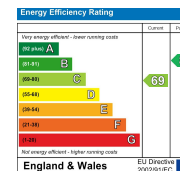
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