

Blenheim Road

North Harrow • • HA2 7AQ
Asking Price: £725,000



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This three-bedroom semi-detached house is ideally situated between North Harrow, West Harrow, and Rayners Lane stations. With no upper chain, it presents a fantastic opportunity for buyers to personalize and make their own. The property boasts generously sized bedrooms and offers potential for extensions to the side, rear, and loft STPP. Additionally, it features a spacious garage with its own driveway, providing convenient off-street parking.

No Upper Chain

Garage

Large Driveway

Three Bedroom

Semi - Detached

Large Private Garden.

Quiet Residential Road

Fitted Kitchen

Close To Stations

1296 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 the property, you are greeted by a spacious, inviting hallway that leads directly to the kitchen. To the right, the dining room offers views of the expansive garden and seamlessly connects to the living room, which features a large bay window that floods both areas with natural light. Heading back to the main entrance and up to the first floor, you'll find two generously sized double bedrooms and a single bedroom, all of which boast large bay windows, filling the rooms with abundant daylight. This floor also includes a family bathroom and a separate W/C for added convenience

Outside

The front of the property boasts a large driveway with front access to the garage, this property also provides a large garden area with side space to further extend if you wanted to.

Location

Centrally positioned between North Harrow, Rayner's Lane and West Harrow this property is within walking distance of both North Harrow and Rayner's Lane high streets. Together, they offer a wide range of amenities, with convenient access to the Metropolitan and Piccadilly lines, providing fast connections to central London.



Schools:

Longfield Primary School 0.7 Miles
 Vaughan Primary School 0.2 Miles
 Buckingham Preparatory School 0.2 Miles



Train:

North Harrow Station 0.4 Miles
 West Harrow station 0.3 Miles
 Rayner's Lane Station 1.0 Miles



Car:

M4, A40, M25, M40



Council Tax Band:

F

(Distances are straight line measurements from centre of postcode)



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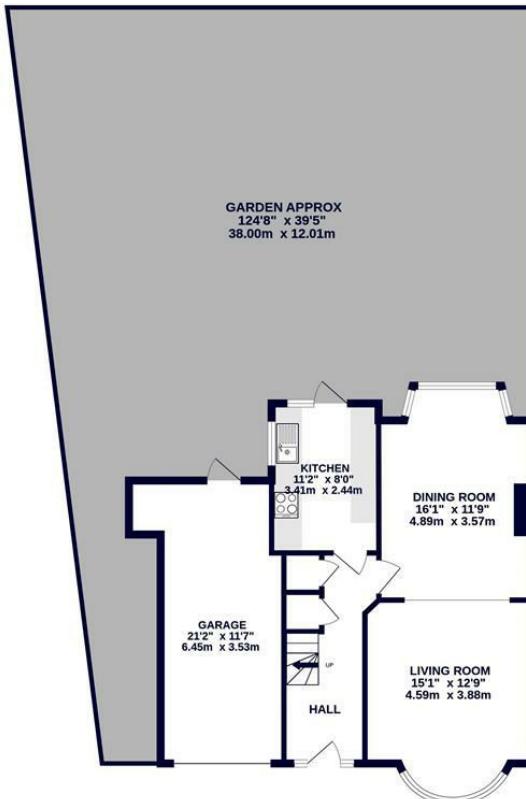
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GROUND FLOOR
 732 sq.ft. (68.0 sq.m.) approx.

1ST FLOOR
 537 sq.ft. (49.9 sq.m.) approx.



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TOTAL FLOOR AREA: 1269 sq.ft. (117.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be treated as a guide only 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
Very energy efficient - lower running costs	
86 (A)	A
85 (A)	B
84 (B)	C
83 (C)	D
82 (D)	E
81 (E)	F
80 (F)	G
More energy efficient - higher running costs	
EU Directive 2002/91/EC	

England & Wales

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.