

# Beechcroft Avenue

Harrow • Middlesex • HA2 7JD

Guide Price: £750,000



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est 1986



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A beautiful detached, double-fronted residence providing an ideal setting for contemporary family living. With generously proportioned rooms, and a choice of multiple living areas this four bedroom detached residence will impress those seeking space, character and the potential to further enhance (STPP).

Detached residence

Four spacious bedrooms

21ft living room

Fitted kitchen

Utility room

Spacious master bedroom

Family bathroom

16ft double garage

South-east facing garden

1558 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.







#### Directions

From our office on Bridge Street, continue straight onto Marsh Road. At the first roundabout, take the first exit and remain on Marsh Road for a further 0.2 miles. At the next roundabout, take the second exit onto Rayners Lane and then turn left onto Farm Avenue. Continue on Farm Avenue for 0.2 miles and then turn right into Imperial Drive. Vicarage Way can be located a short distance down on the left hand side and Beechcroft Avenue is the first road on the right.

#### Situation

Beechcroft Avenue is conveniently located in heart of Harrow Garden Village, approximately half a mile from the centre of Pinner and North Harrow, offering a comprehensive range of supermarkets, shops, restaurants and coffee houses. Transport facilities include local bus links and the Metropolitan and Piccadilly Lines at nearby stations, providing a fast and frequent service into the heart of Central London and beyond. There is excellent access to the M25, M40 and M1 motorways and Heathrow Airport is approximately 16 miles away.

#### Description

A beautiful detached, double-fronted residence providing an ideal setting for contemporary family living. With generously proportioned rooms, and a choice of multiple living areas this four bedroom detached residence will impress those seeking space, character and the potential to further enhance (STPP). Upon entering the residence, you are immediately greeted by a spacious hallway providing access to all ground floor rooms. To the front aspect, a large dining room which benefits from a large west-facing window allowing for a mass of natural light. The property also benefits from a 21ft living room with superb views of the garden. To the rear, a fitted kitchen awaits offering a mass of storage, worktop space, eye level units and fully integrated appliances with access to the garage via a useful utility room. The ground floor is completed by a downstairs WC with a wash hand basin. The first floor comprises of four bedrooms, three of which offer ample space for a large, double bed. Completing this home is a family bathroom and en-suite shower room off of the master suite. This wonderful property offers immense potential, and a rare chance to live on a highly sought after residential road in Harrow Garden Village.

#### Outside

To the front, the property offers a mass of off street parking via a paved driveway with a brick wall and shrubbery beds offering seclusion from the road. The front also offers direct access to the 16ft garage. To the rear, a beautiful, landscaped rear garden offers ultimate privacy with a large patio perfect for entertaining throughout the summer months.



### Schools:

Longfield Primary School (0.28 miles)  
Vaughan Primary School (0.54 miles)  
Nower Hill High School (0.96 miles)



### Train:

Rayners Lane (0.31 miles)  
North Harrow (0.65 miles)  
West Harrow (0.69 miles)



### Car:

M4, A40, M25, M40



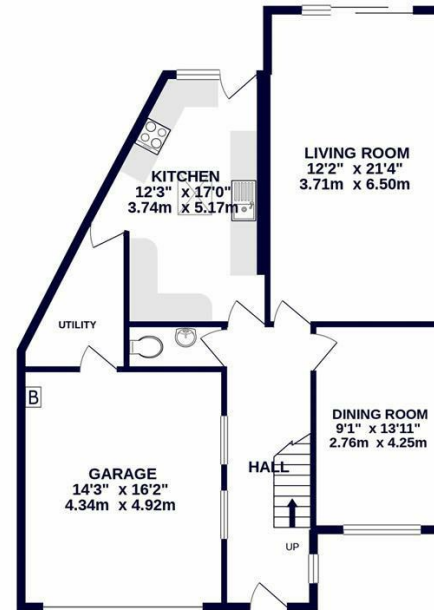
### Council Tax Band:

F

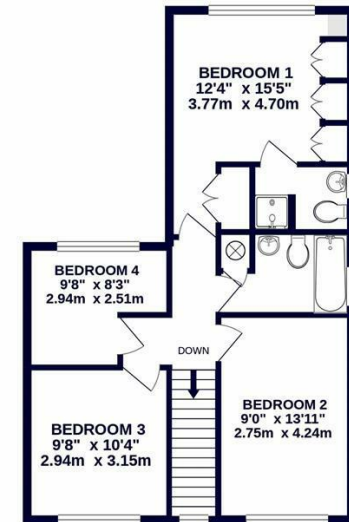
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
952 sq.ft. (88.5 sq.m.) approx.



1ST FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA: 1558 sq.ft. (144.8 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		
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		
		72	83
England & Wales		03/09/2022	03/09/2022

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.