

# South Hill Avenue

Harrow • • HA1 3PA

PCM: £4,500 PCM



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est 1986



We are delighted to present this beautiful four bedroom detached house on a quiet private road offering a secluded and peaceful atmosphere.

As you step inside, you'll be greeted by the spacious hallway that leads to four generously sized bedrooms, each with ample storage space and large windows allowing for plenty of natural light. The rooms are designed to accommodate comfortable living.

The kitchen is fitted with modern appliances, including an electric oven, gas hob, and dishwasher. The room is well-lit with large windows that overlook the garden, providing ample natural light. There's also plenty of storage space for kitchenware and appliances.

A self-contained annexe offers additional living space for family members or

- Detached
- Ample parking spaces
- Private road
- Gas central heating
- Spacious bedrooms
- Expansive garden
- Modern kitchen
- Close to South Harrow Station
- Unfurnished or part-furnished
- Available immediately

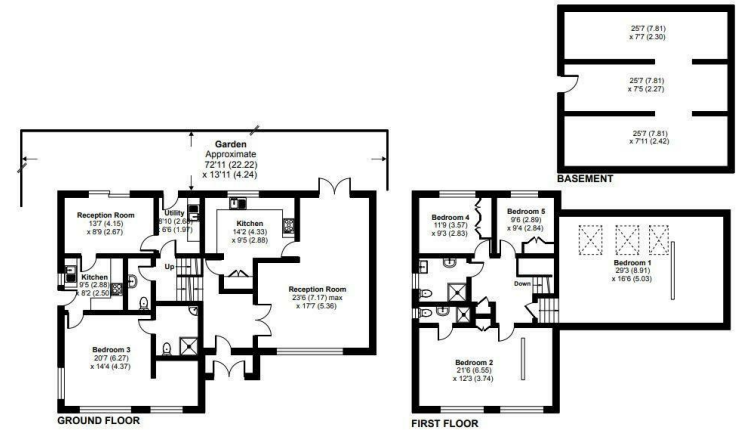
### Available Date

13th July 2024

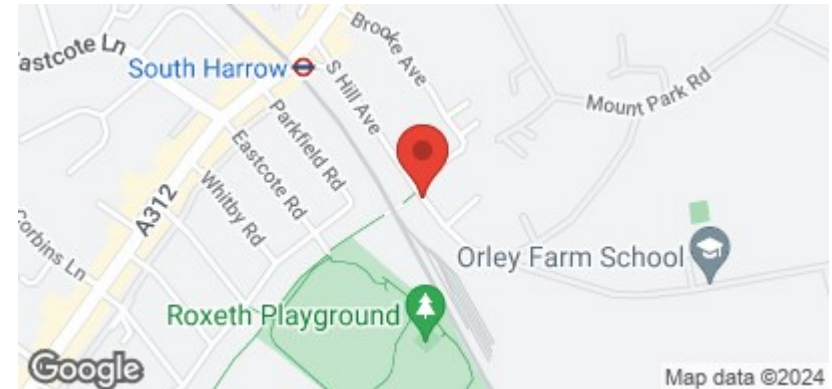


### South Hill Avenue, Harrow, HA1

Approximate Area = 2489 sq ft / 231.2 sq m  
 Garage = 621 sq ft / 57.6 sq m  
 Total = 3110 sq ft / 288.9 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © Hecrom 2024. **coopers** est 1986



**0208 017 6000**  
 18 Bridge Street, Pinner,  
 Middlesex, HA5 3JF  
 pinner@coopersresidential.co.uk

**CoopersResidential.co.uk**

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
A	83	A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU 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.