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Andrew Pearce
PINNER

BOUVERIE ROAD, HARROW, HA1 4HD **£595,000**



A classic 3-bedroom extended terraced house located on a quiet residential road, close to local shops and transport links.

The property features a fully enclosed entrance porch, and the hallway leads through to a bright and spacious through living / dining room. The fitted kitchen is well-appointed with modern wall and base cabinets, ample counter tops and appliances.

To the first floor, off the landing are two double bedrooms, a single third bedroom and a stylish and functional contemporary bathroom. The large loft provides scope to add a further bedroom with en-suite, subject planning approval.

Outside, the front garden is enclosed with hedge and brick wall boundaries. To the rear, the low-maintenance paved garden offers a private outdoor retreat, and there is a useful outbuilding to the rear, providing extra storage or potential for a variety of uses.

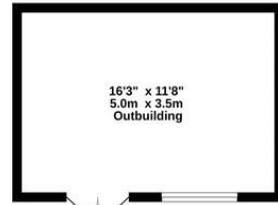
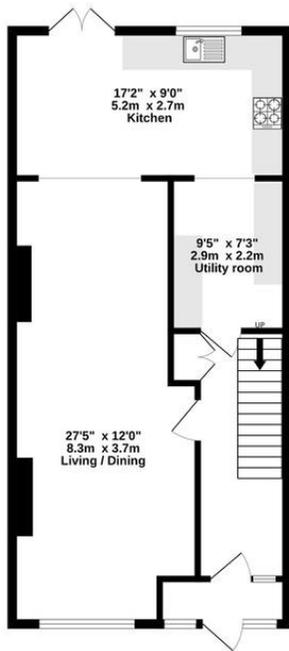
This property is perfect for those seeking convenience and comfort in a well-connected location.

Bouverie Road is located in 'Old Harrow', within a short stroll of West Harrow Met. line station. The multiple shopping and transport facilities at central Harrow are also within easy reach.

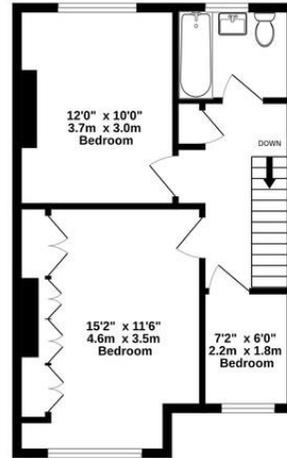


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.9 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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