



**Connells**

Hillside  
LONDON



### Property Description

Connells are pleased to offer to the market this well presented three bedroom semi detached house.

The property is located in a quiet cul de sac and briefly comprises of a spacious living area, modern fitted kitchen with double doors leading to the private rear garden with storage shed, downstairs shower room as well as family bathroom. Additional benefits include off street parking and garage.

Hillside is just situated just off Hay Lane and close to well-regarded schools such as Kingsbury High School and numerous Primary Schools and nurseries together with Roe Green Park providing tennis and basketball courts, green space and a children's playground. Kingsbury's Jubilee Line tube station and Colindale's Northern Line station are both nearby as well as local bus routes.

This would make an ideal family home.

Viewings are highly recommended.

### Entrance Hall

#### Lounge

28' 9" x 11' 1" ( 8.76m x 3.38m )

Through lounge

#### Kitchen

7' 9" x 9' 5" ( 2.36m x 2.87m )

New extractor fan / oven

### Landing

#### Bedroom One

14' x 12' 9" ( 4.27m x 3.89m )

#### En Suite

#### Bedroom Two

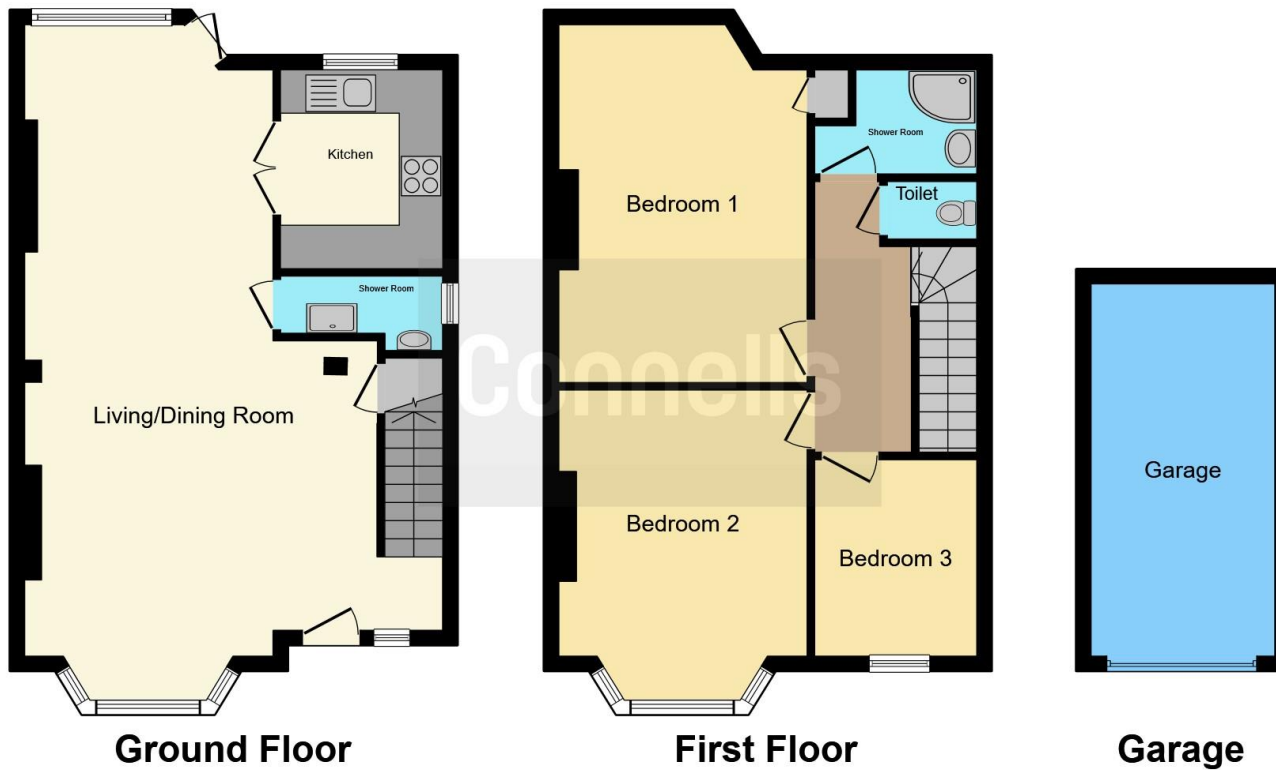
16' 2" x 10' 1" ( 4.93m x 3.07m )

#### Bedroom Three

7' 3" x 9' 4" ( 2.21m x 2.84m )

#### Bathroom





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 020 8427 4321**  
**E [harrow@connells.co.uk](mailto:harrow@connells.co.uk)**

182 Station Road  
 HARROW HA1 2RH

**EPC Rating: D**

**view this property online [connells.co.uk/Property/HRW310792](http://connells.co.uk/Property/HRW310792)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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