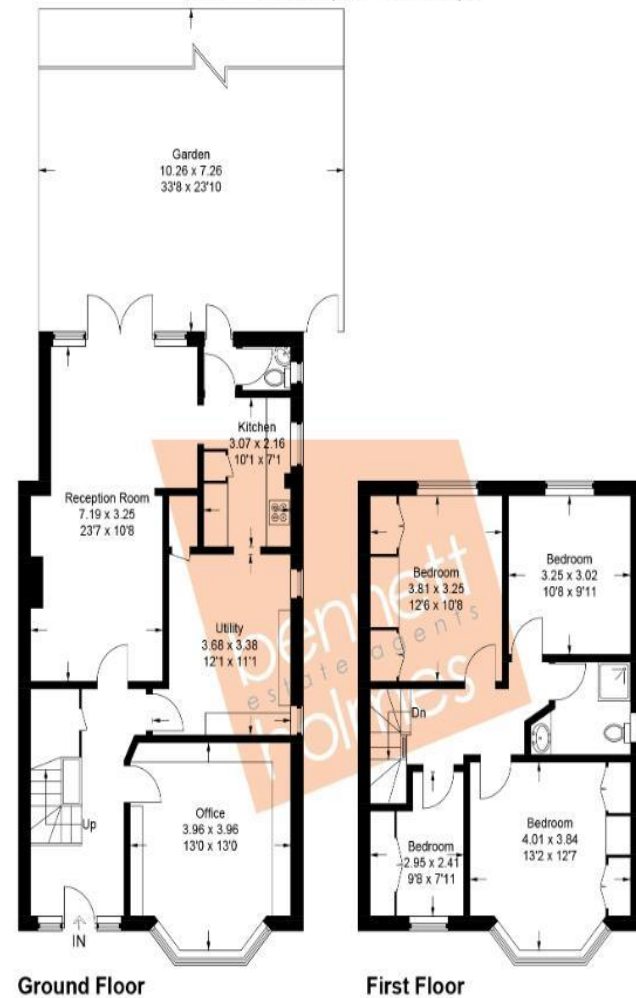


## Southfield Park

Approximate Gross Internal Area  
Ground Floor = 75.0 sq m / 807 sq ft  
First Floor = 56.5 sq m / 608 sq ft  
Total = 131.5 sq m / 1,415 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shades and compass bearings before making any decisions reliant upon them.

NORTHOLT OFFICE

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[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

**IMPORTANT** Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Freehold  
Borough of Harrow  
Council tax band F - £3,302.46  
EPC =C

## Southfield Park Harrow HA2 6HE

Price Guide: £750,000



Bennett Holmes are pleased to offer this well presented, spacious, extended, four double bedroom semi detached house in a sought after location in North Harrow/ Pinner borders. The property is situated within walking distance to local sought after schools, shops and transport facilities to include local bus links and the North Harrow Metropolitan station (0.4 miles). Other benefits include a rear extension, two reception rooms, utility room, downstairs WC, four double bedrooms, off street parking, double glazed windows, gas central heating, scope to extend the property STPP and no upper chain.



- FOUR DOUBLE BEDROOMS
- SEMI DETACHED HOUSE
- EXTENDED TO THE REAR
- GOOD CONDITION THROUGHOUT
- SOUGHT AFTER LOCATION
- 0.4 MILES TO NORTH HARROW STATION
- OFF STREET PARKING
- NO UPPER CHAIN

**Southfield Park  
Harrow  
HA2 6HE**

**Price Guide:** £750,000



**Accommodation**

The accommodation briefly comprises a front door opening to the entrance hall with doors to the front reception room, utility room and the second reception room (through lounge). The through lounge has patio doors opening to the rear garden. The utility room has an arch to the kitchen. The kitchen is fitted with wall and base level units, a sink and drainer, an integrated four ring gas hob with an overhead extractor hood and electric oven and plumbing for a washing machine. Off the kitchen there is a downstairs WC and a door to the rear garden. Stairs lead to the first floor landing with access to the loft which could be loft converted STPP and doors to four double bedrooms and the family shower room. Three bedrooms have fitted wardrobes.

Outside the property is a rear garden which is mainly laid to lawn with a patio area measuring approx. 33 ft and to the front is off street parking.

