



Palmlands South Hill Avenue  
Harrow On The Hill, HA1 3QB

£1,295,000



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A 5 double bedroom, 2 reception room, 2 bathroom (one en-suite) detached family home located on the sought after South Hill Estate just minutes walk from the renowned Orley Farm Preparatory School. The property boast a generous L shaped lounge/dining room, a good size kitchen plus a modern downstairs cloakroom.

On the first floor are 5 double bedrooms , the master bedroom comprises 21'4 x 13'11 which comes with its own en-suite shower room. Completing the first floor is a modern family bathroom.

Generous integral garage with electric door plus ample off street parking for 3 cars. Beautiful southerly facing landscaped garden.

Further benefits include gas central heating, double glazing. security alarm system & electric remote controlled curtains through most of house. No Upper Chain

The area is particularly well served for outstanding schooling including John Lyon, St Dominic's Sixth Form College and the renowned Harrow School and is very convenient for Sudbury Hill Piccadilly & National Rail Stations & South Harrow's Piccadilly Line Station.

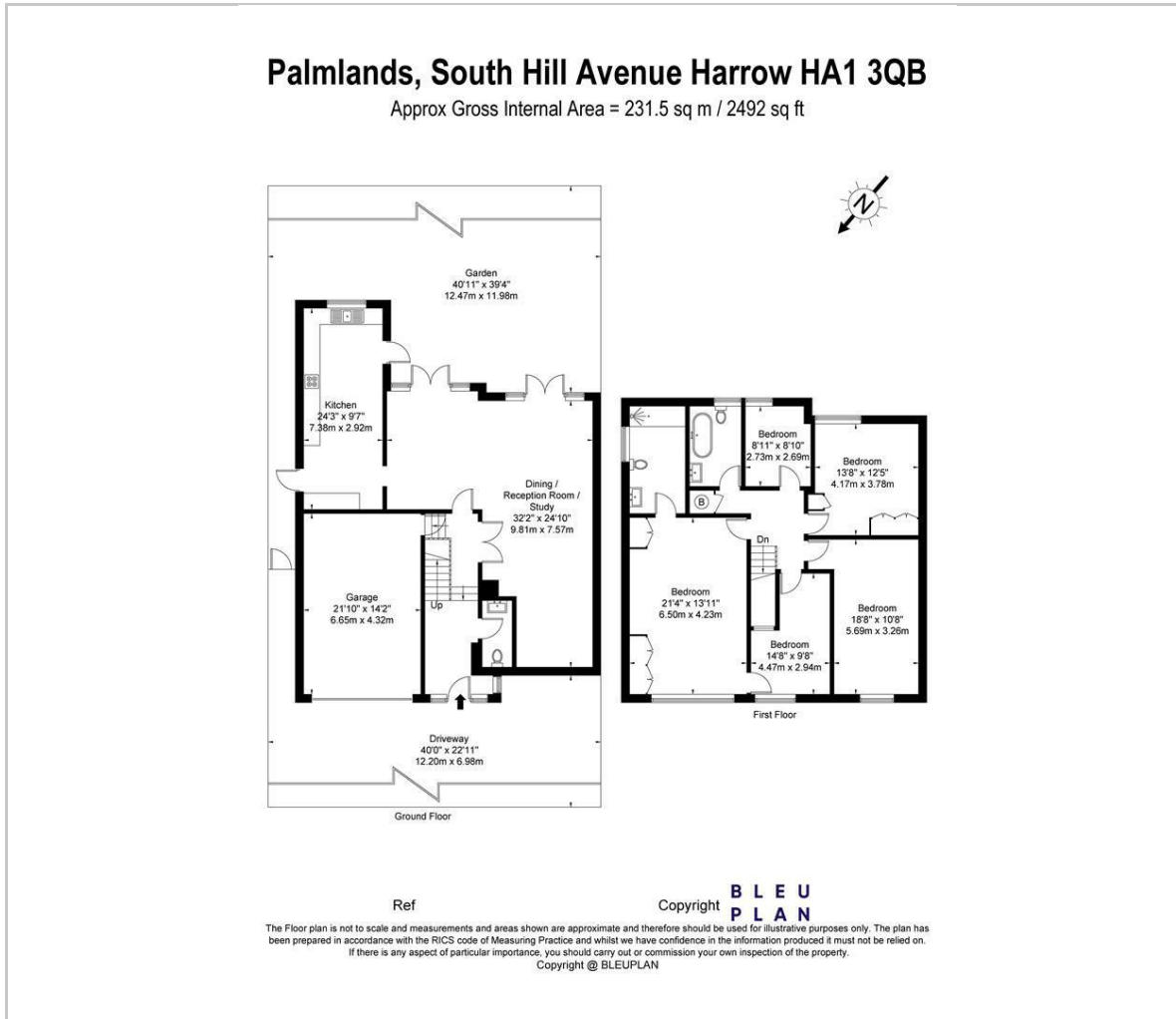
Harrow on The Hill is one of London's 'hidden gems', an exclusive residential area with many green spaces and all the attractions of village life with its historic High Street, array of period buildings, coffee shops, bars and restaurants. Harrow Town Centre with its multiple retail, leisure, transport facilities and Metropolitan/Chiltern Line Station is close at hand.





- Own front door
- Entrance hall
- Lounge
- Dining room
- Kitchen
- Downstairs cloakroom
- First floor landing
- Bedroom one
- En suite- shower room
- Bedroom two
- Bedroom three
- Bedroom four
- Bedroom five
- Family bathroom
- Outside
- Landscaped Rear garden
- Integral Garage
- Own drive offering ample off street parking
- Council tax- Band G

## Floor Plan



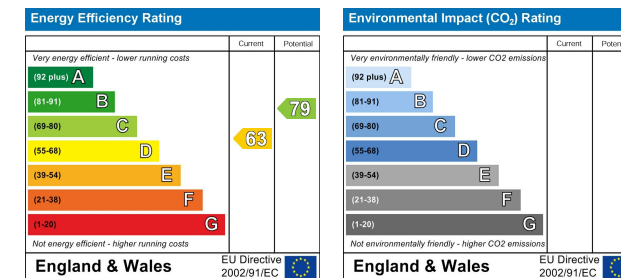
## Viewing

Please contact our Harrow on the Hill Office on 020 8422 3333 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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