



21 Roxeth Hill  
Harrow On the Hill, HA2 0JY

£599,950



## 21 Roxeth Hill

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A modern extended two double bedroom cottage situated on the slopes of Harrow on the Hill and offered for sale with no onward chain.

The property has recently undergone a programme of refurbishment which includes a newly fitted kitchen, a landscaped front garden, a lick of paint throughout, new turf in the rear garden plus new fencing. The property has plans re submitted for a loft conversion (STPP) making an extra room for the growing family.

Benefits include wooden framed double glazed sash windows, EICR and gas certificates, quality integrated appliances in the kitchen plus solid oak wooden flooring throughout.

The property is conveniently situated for local amenities, transport links and Harrow on the Hill's historic High Street with its many fine restaurants and bars is within easy walking distance. There is a good choice of renowned private, state and church schools locally. Easy access to the major road network and a choice of Metropolitan/Chiltern Line (Harrow on the Hill) and Piccadilly Line stations. Early viewing highly recommended to avoid disappointment.

Own front door

Through Lounge

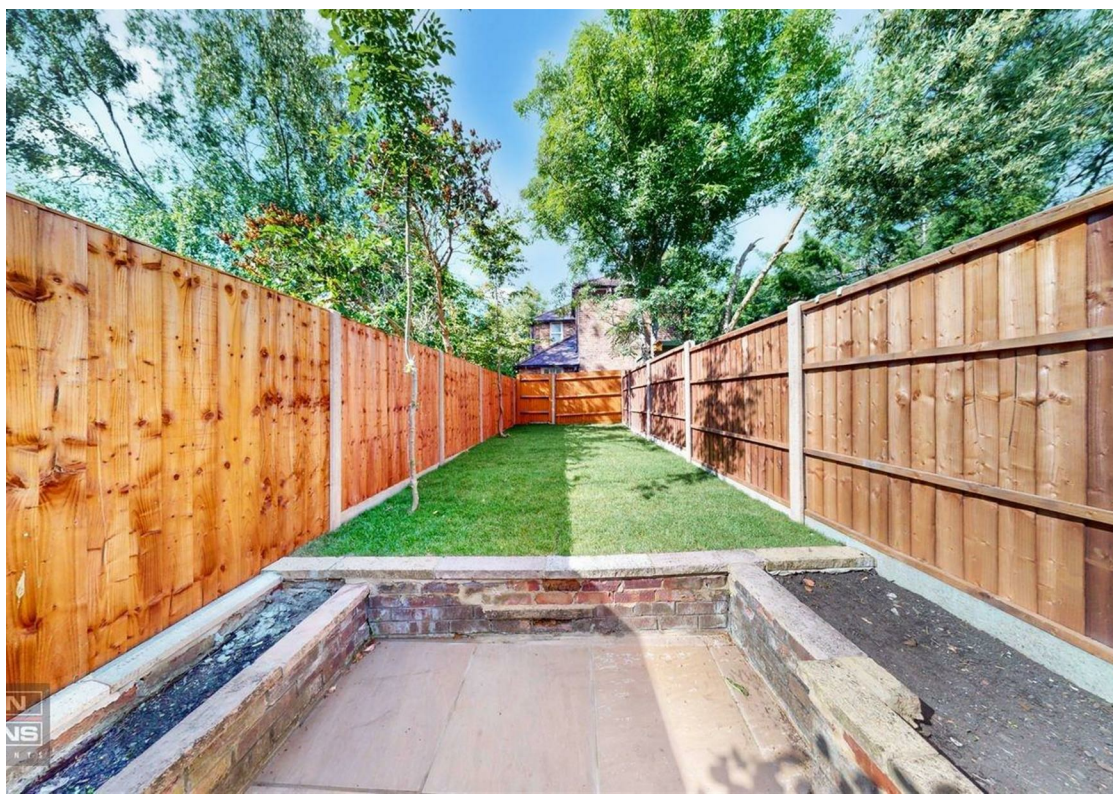
Kitchen

First floor landing

Bedroom One

Bedroom Two





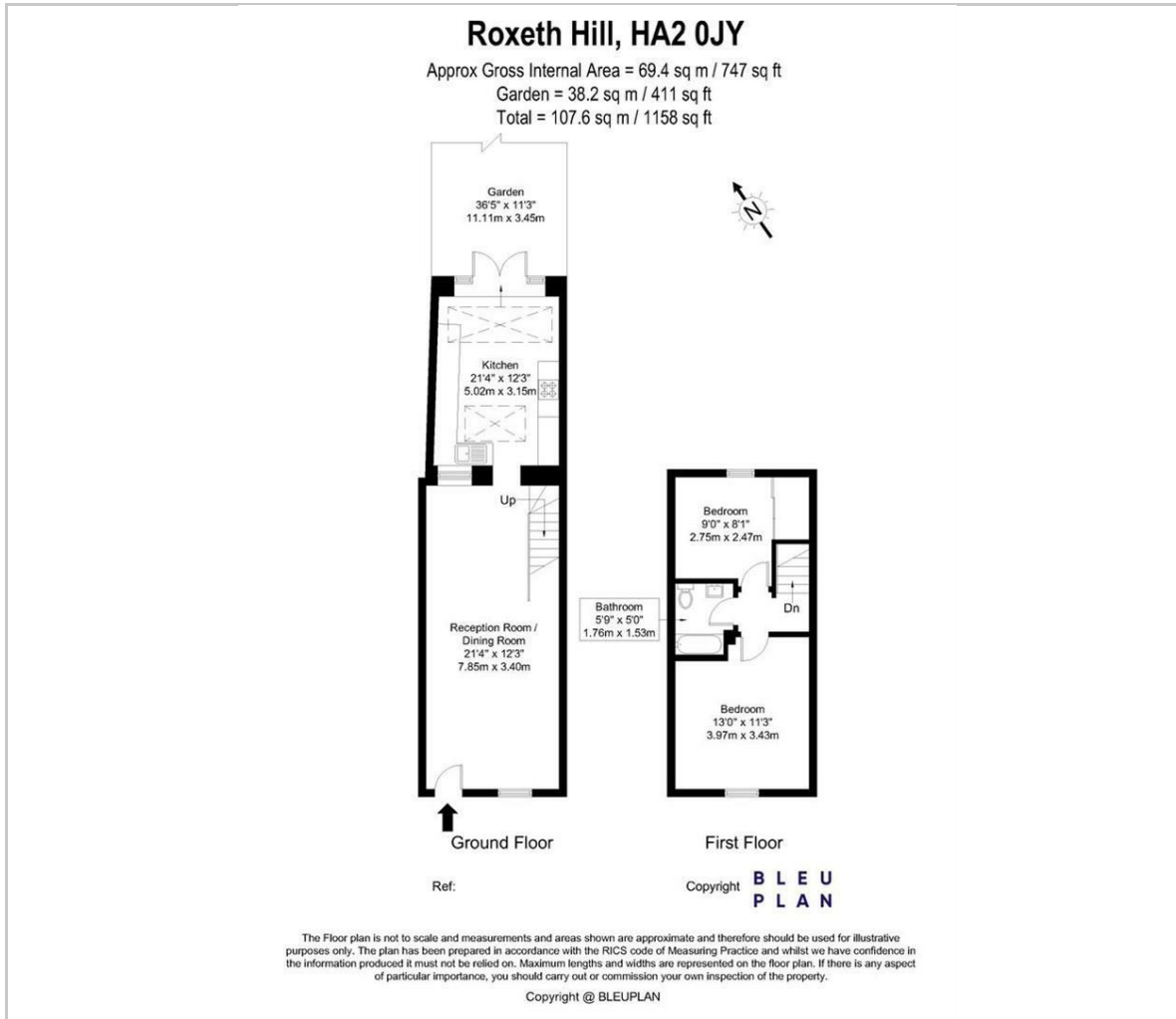
Family bathroom

Outside

Rear Garden

Council Tax- Band D

## Floor Plan



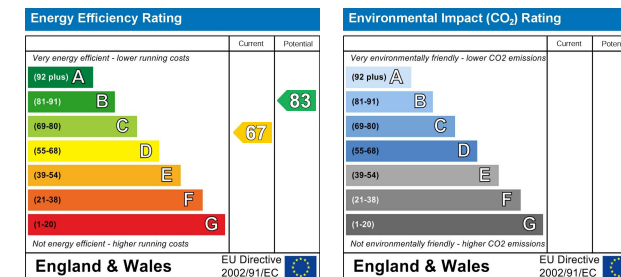
## Viewing

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



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