



3 Runnelfield, South Hill Avenue
Harrow on the Hill, HA1 3NY

£1,250,000



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Nestled in this sought after cul-de-sac on the private South Hill Estate, this beautifully presented detached chalet-style property offers a perfect blend of comfort and elegance. With five bedrooms and three well-appointed bathrooms, this home is ideal for families seeking both space and style.

As you enter, you are greeted by an abundance of natural light that fills the generous living room, measuring an impressive 21'3" by 19'9". This inviting space seamlessly flows into the dining area, creating an ideal setting for entertaining guests or enjoying family meals. The spacious kitchen is thoughtfully designed, providing ample room for culinary creativity and family gatherings.

The property is situated just a five-minute walk from the highly regarded Orley Farm Preparatory School, making it an excellent choice for families with children. The peaceful surroundings of the private South Hill Estate enhance the appeal of this home, offering a tranquil retreat from the hustle and bustle of everyday life.

Constructed between 1980 and 1989, this well-maintained residence combines modern living with classic charm. With three reception rooms, there is plenty of space for relaxation, work, or play, catering to the diverse needs of contemporary family life.

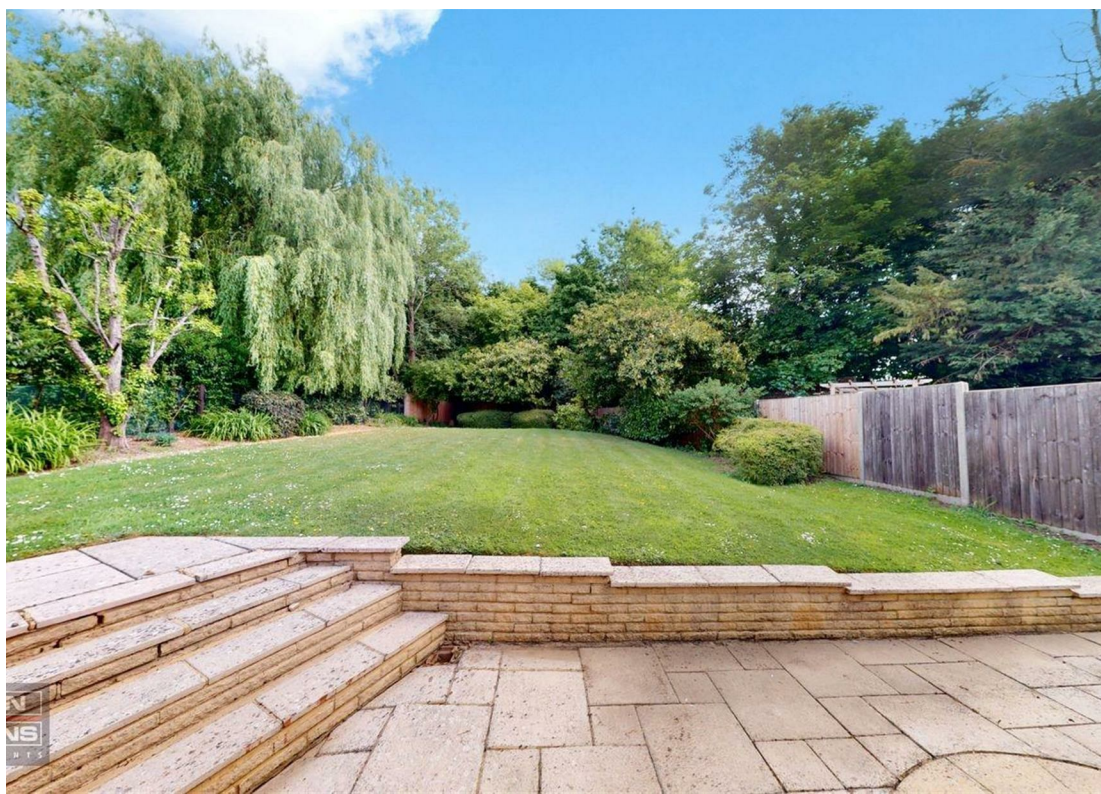
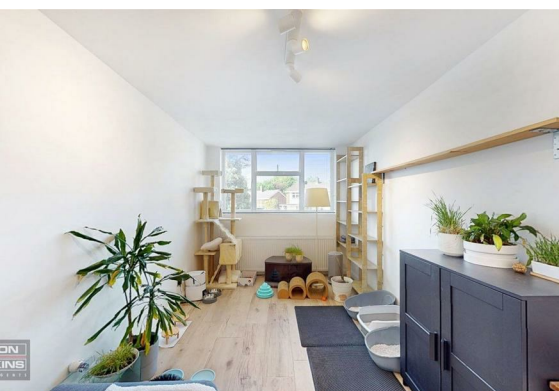
In summary, this light-filled, five-bedroom detached house in Runnelfield is a rare find, offering a harmonious blend of spacious living, prime location, and family-friendly amenities. It is a perfect opportunity for those looking to settle in a sought-after area of Harrow on the Hill.

Harrow on The Hill High Street with its array of historic buildings, coffee shops, bars and restaurants is close at hand and Harrow Town Centre with its multiple retail, leisure and transport facilities and Metropolitan/Chiltern Line Station is within walking distance.





- Front Door
- Entrance Hall
- Living Room
- Dining Room
- Study/Office/Bedroom
- Kitchen
- Shower Room
- Bedroom
- Bedroom
- Stairs to First Floor
- Bedroom
- En suite bathroom
- Bedroom
- En suite bathroom
- Outside
- Landscaped Rear Garden
- Wide Own Drive
- Council Tax Band G



Runnelfield, HA1 3NY

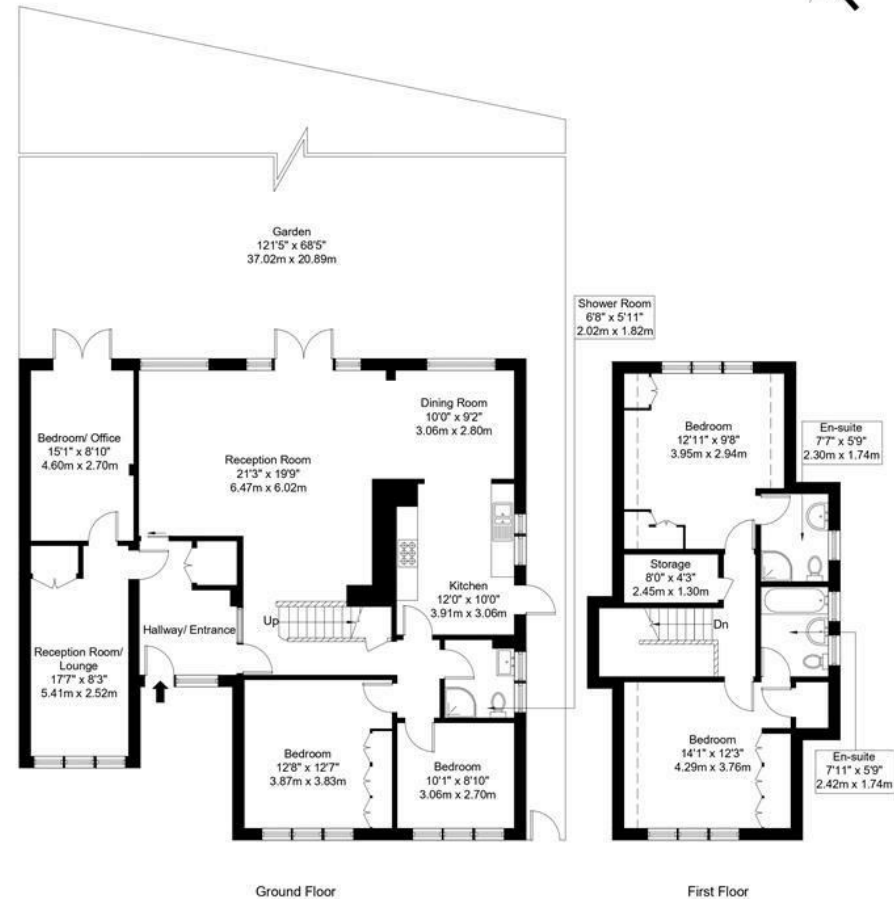
Approx Gross Internal Area = 182.57 sq m / 1965 sq ft

Restricted Head Height = 3.95 sq m / 42 sq ft

Total = 186.52 sq m / 2007 sq ft



= Reduced headroom below 1.5m / 5'0"



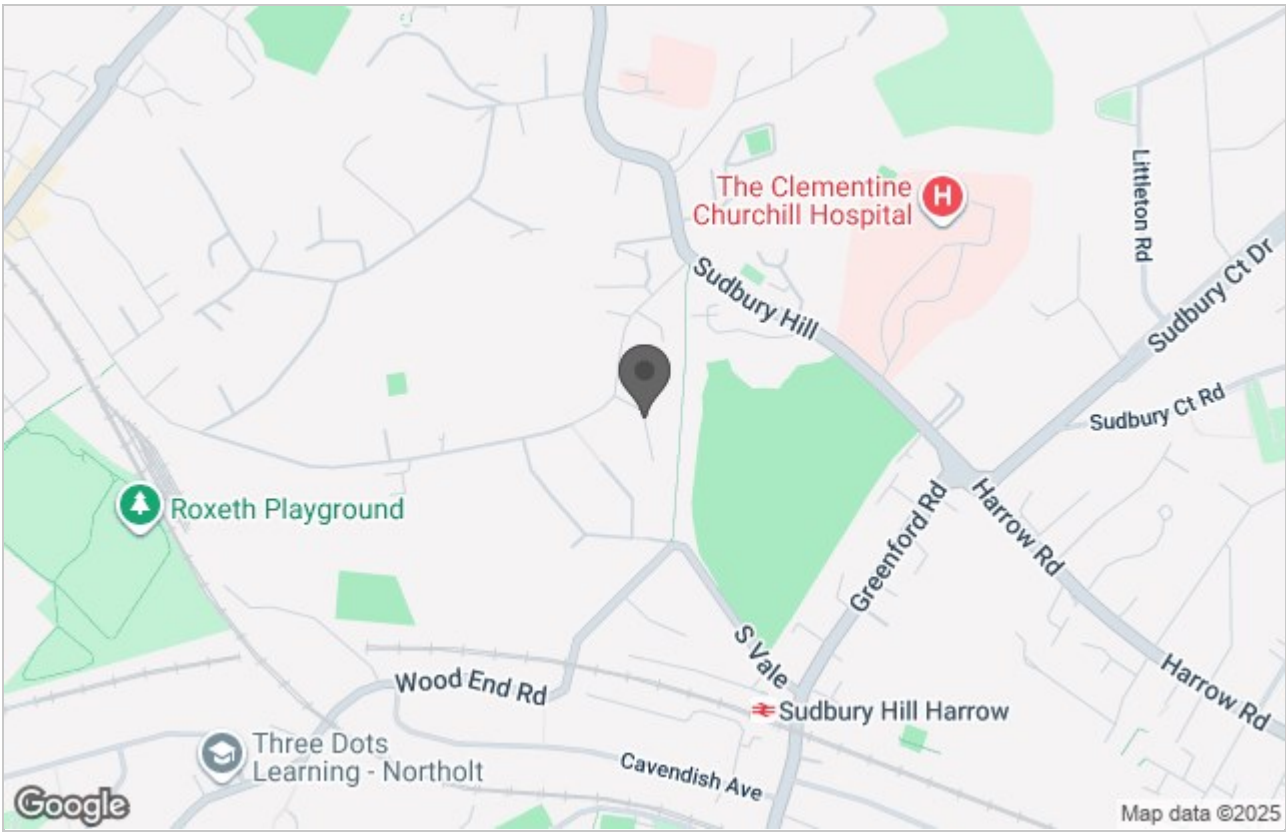
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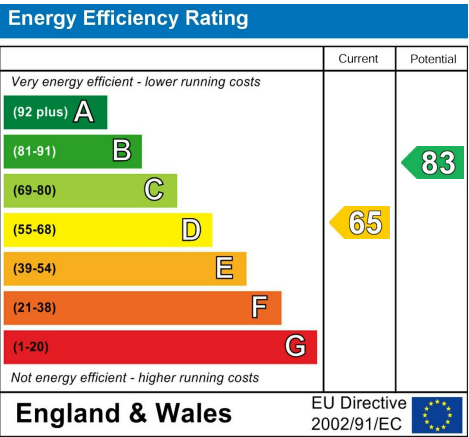
The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Area Map



Energy Efficiency Graph



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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

33-35 High Street, Harrow On The Hill, Harrow, Middlesex, HA1 3HT
Tel: 020 8422 3333 Email: enquiries@wilson-hawkins.co.uk www.wilson-hawkins.co.uk