



Merton Road, South Harrow, HA2 0AB

Asking Price £725,000





# Merton Road, South Harrow, HA2 0AB

A beautifully presented extended four-bedroom semi-detached family home situated on the popular Merton Road, South Harrow. The ground floor comprises two reception rooms, including a bright front lounge with bay window, and a stylish modern kitchen/diner with integrated appliances and direct access to the rear garden. Further benefits include a downstairs WC and a separate utility room. The first floor offers four well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, along with a contemporary family bathroom. The second-floor loft room provides an excellent flexible space suitable for a home office, play room or reception. Externally, the property features a private rear garden with a detached garden studio with bi-fold doors, ideal for home working or leisure use, and off-street parking to the front. Ideally located close to South Harrow Underground station, catchment for Whitmore High School, local shops and amenities.

- Semi Detached House
- Four Bedrooms
- Two Reception Rooms
- Modern Kitchen/Diner
- Two Bathrooms
- Loft Extension
- Garden with Studio

Council Tax Band: E

Freehold







### **INTERNALLY**

Very well-presented semi detached property. Front door accessed via porch opens into an entrance lobby with a door leading into the front reception room. A hallway from the lobby leads to doors to a utility room, downstairs w.c., an impressive well appointed kitchen/dining room and rear reception room which are open plan to each other and both have access to the garden via bi-folding doors. Stairs to first floor landing with doors to three double bedrooms and one single bedroom, the principal bedroom has an en suite shower room. There is a family bathroom with the convenience of a bath and separate shower enclosure. Stairs to loftroom with velux windows. With the exception of the kitchen and bathroom the property has wood flooring throughout.

### **EXTERNALLY**

The property benefits from a driveway with room for four cars and a gate access to the garden, the garden has a large paved area ideal for outdoor living and garden studio with bi-folding doors.

### **LOCATION**

Merton road is conveniently located approximately 0.2 of a mile from Shaftesbury Circle with local shops including Tesco Extra, GP surgery and take away food shops. Harrow is well regarded for its good schools including Whitmore High School which is also 0.2 of a mile away. Local buses top 0.2 of a mile away and South Harrow shopping centre and Piccadilly Line Station is about 0.7 of a mile away

### **ADDITIONAL INFORMATION**

Council Tax Band E £2,928 per annum





Floor Plan



Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. Images may contain digitally added furniture and decor and are intended to show the property's potential. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order. A £2,000 reservation deposit is payable to secure the sale. This deposit forms part of the purchase funds and will be allocated on completion. The reservation deposit is subject to terms and conditions

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Area Map



Energy Efficiency Graph

