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ROBERTSON
PHILLIPS

Est. 1991

BUTLER ROAD, HARROW



Price ... Guide Price £485,000 ...

- *Three Double Bedrooms*
- *Worcester Combi Boiler*
- *Low Maintenance Rear Garden*
- *Two Receptions*
- *Newly Fitted Bathroom*
- *Within Catchment Area To Vaughan Primary School*

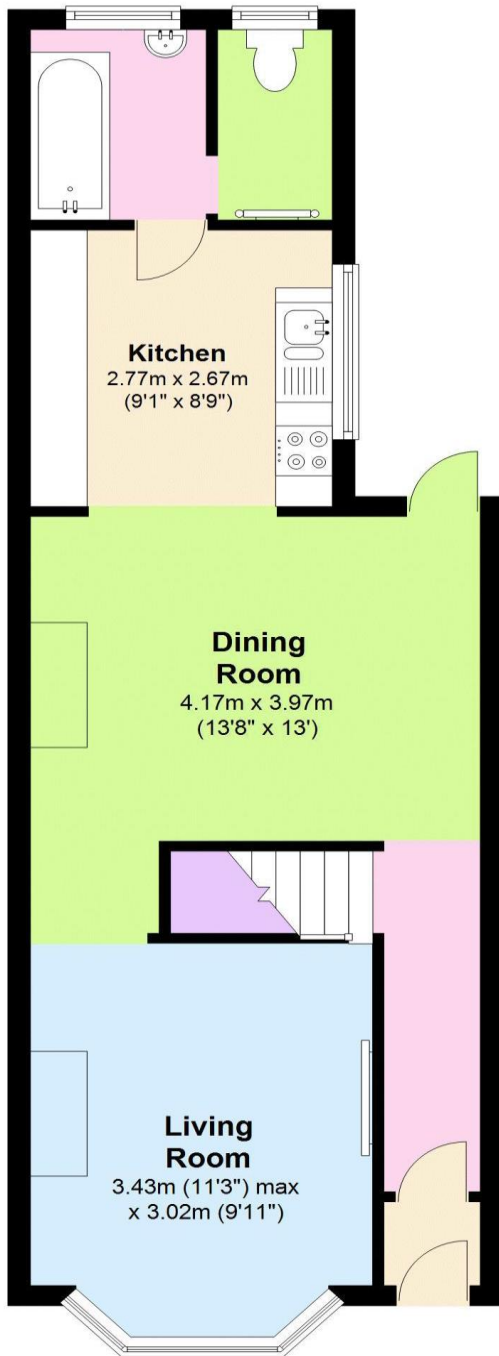
Description

Set in the forever sought after West Harrow area, this well sized three bedroom edwardian terraced house enters the market with Robertson Phillips. Situated opposite West Harrow Park, the property, although looking small from the outside has great space throughout. The ground floor has two reception rooms, the kitchen and a newly fitted bathroom to the rear. Access to a patio and astroturf garden to the rear is via the kitchen also. Perfect for clients looking for a low maintenance outside area. The first floor has three double bedrooms, all nicely decorated and access to a fully boarded loft is available via pull down ladder. Further benefits include double glazing throughout and access to West Harrow tube station within a 5 minute walk.

Location

Butler Road is based in the heart of West Harrow, and this particular property overlooks West Harrow Recreation Ground. Along with the park the property is also within 0.2 miles to West Harrow train station which supplies the metropolitan line and is a 15 minute walk into Harrow Town Centre with a wealth of shopping, restaurants and a cinema.





Ground Floor

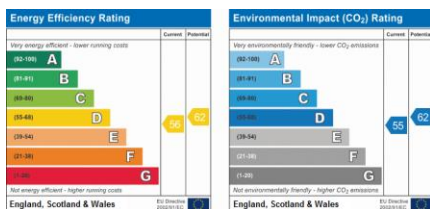
Approx. 43.9 sq. metres (472.3 sq. feet)



First Floor

Approx. 41.4 sq. metres (446.1 sq. feet)

Total area: approx. 85.3 sq. metres (918.4 sq. feet)



We have not sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.