

Hadleigh Close

Harrow • Middlesex • HA2 8FA

Guide Price: £545,000



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Offered to the market with no onward chain, this two bedroom end terrace home has been well maintained throughout by the current owners. This stylish abode is nestled away in the heart of South Harrow, just moments away from highly rated local schools and handy tube links into London. A viewing is recommended as soon as possible.

TWO BEDROOMS

END OF TERRACE

SIDE ACCESS

RECEPTION/ DINING ROOM

DOWNSTAIRS CLOAKROOM

KITCHEN

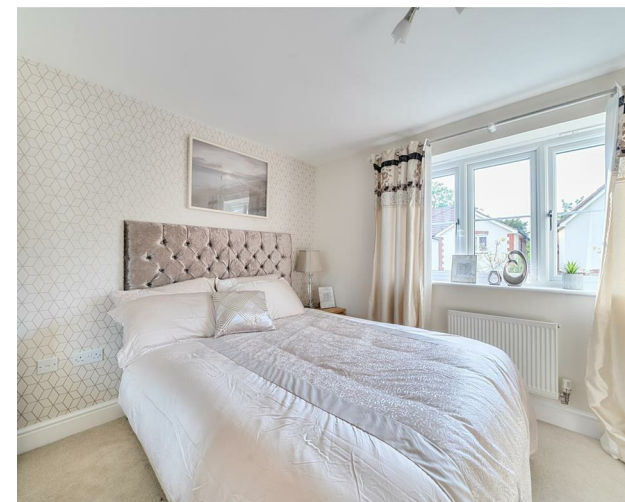
PARKING

PRIVATE GARDEN

IDEAL LOCATION

747 SQ.FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





DESCRIPTION

Offering approximately 747 sq ft (69.4 sq m) of internal and external space, this delightful property situated on a well maintained private close is perfect for first-time buyers, young families, or investors. The ground floor boasts a spacious reception and dining room (17'5 x 12'7 max) with direct access through French doors to a generous rear garden (approx. 54'8 x 17'1), ideal for entertaining or relaxing in the warmer months. To the front, a modern fitted kitchen (10'10 x 5'10) is well-appointed with ample storage and worktop space. Completing the ground floor is a convenient guest WC and a welcoming entrance hallway with stairs leading to the first floor. Upstairs, you will find two well-proportioned double bedrooms. The principal bedroom (12'7 x 11'4 max) offers ample natural light and storage potential, while the second bedroom (12'6 x 9'9 max) also has fitted storage cupboards. A stylish family bathroom is centrally located off the landing, along with additional storage. Finally there is also planning permission for both a rear extension and loft conversion.

OUTSIDE

To the front of the property is allocated parking and visitor parking bays. To the rear is a well maintained rear garden which also benefits from a separate garden shed (6'1 x 3'11) – perfect for tools, bikes, or outdoor equipment.

SITUATION

Hadleigh Close is a quiet lovely well maintained private close located within easy reach of Northolt Park Mainline and Northolt Central Line train stations. There is three tube lines nearby - including Piccadilly, Central, Metropolitan, national rail to London Marylebone (15 min) within 5 minutes walking distance. There are highly regarded schools nearby as well as parkland and shopping facilities. This property is located at the Field End Road side of Balmoral Road which makes it within walking distance to the amenities in South Ruislip such as Victoria Retail Park with TK Maxx, Sainsburys and Comet. The property is also in walking distance to Northolt Leisure Center with fantastic swimming pool and gym. The property is also conveniently located to the A40/M25/M40 providing easy access into London and the Home Counties.



Schools:

Earlsmead Primary School 0.2 mi
 Petts Hill Primary School 0.4 mi
 Harrow Independent College 0.4 mi



Train:

Northolt Park (0.4 mi)
 Northolt (0.6 mi)
 South Harrow (0.9 mi)



Car:

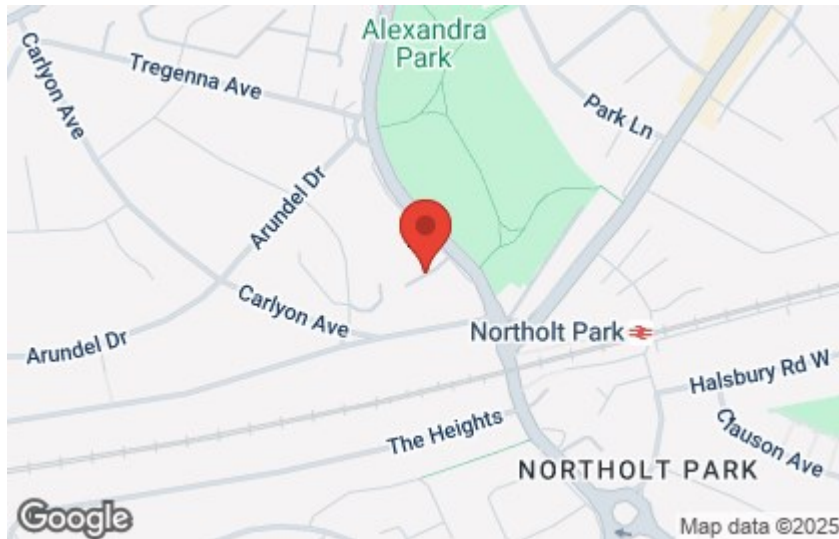
M4, A40, M25, M40



Council Tax Band:

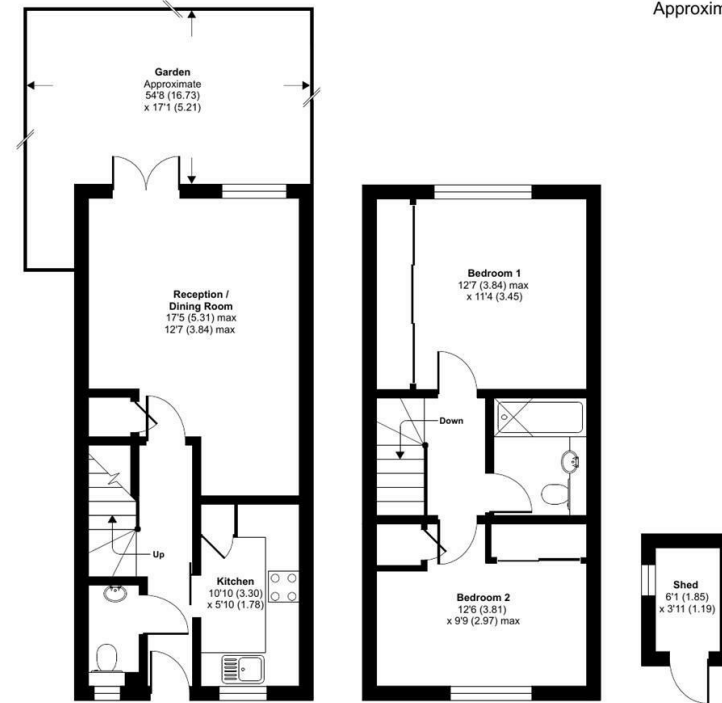
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(Distances are straight line measurements from centre of postcode)



Hadleigh Close, Harrow, HA2 8FA

Approximate Area = 724 sq ft / 67.2 sq m
 Outbuilding = 23 sq ft / 2.1 sq m
 Total = 747 sq ft / 69.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Coopers. REF: 1298190

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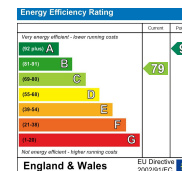
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