







### Property Description

Connells are pleased to offer to the market this impressive five-bedroom family residence perfect for modern family living.

Upon entering the property, you are welcomed by a spacious entrance hall leading through to an expansive open-plan reception, kitchen and dining area. This beautifully designed space forms the heart of the home, offering an abundance of natural light and ideal surroundings. The contemporary kitchen features ample storage and workspace, seamlessly flowing into the dining and reception areas with views and access to the rear garden.

The ground floor further benefits from a well-proportioned double bedroom complete with its own en-suite shower room, providing excellent accommodation for guests, extended family, or flexible use as a home office.

To the first floor, the property offers four further bedrooms. The principal upstairs bedroom enjoys the advantage of its own en-suite, while the remaining bedrooms are served by a modern family bathroom, finished to a high standard.

Externally, the property boasts both front and rear gardens, offering outdoor space for relaxation and recreation. The rear garden provides a private setting ideal for entertaining, while the front garden enhances the property's curb appeal. A driveway provides off-street parking for multiple vehicles.

Boxtree Lane benefits from easy access to local amenities, well-regarded schools, and excellent transport links, making this an ideal family home.

### Agents Note:

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





**Ground Floor**



**First Floor**

Total floor area 101.6 m<sup>2</sup> (1,093 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

**T 020 8427 4321**  
**E [harrow@connells.co.uk](mailto:harrow@connells.co.uk)**

182 Station Road  
HARROW HA1 2RH

EPC Rating: C Council Tax  
Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/HRW313079](http://connells.co.uk/Property/HRW313079)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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