

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991

BRENDON GARDENS, SOUTH HARROW



THREE BEDROOM SEMI DETACHED Guide £525,000 to 550,000



www.robertsonphillips.co.uk



Description

Robertson Phillips are proud to present this semi-detached 1930's home situated in a quiet cul-de-sac, offering spacious and versatile living. This charming three-bedroom property features two reception rooms, one bathroom with a separate downstairs W/C, and is offered chain-free for a smooth and speedy purchase. In need of work, the property is a blank canvas for someone to choose all their own finishes, creating a house which boasts a large private rear garden perfect for outdoor entertaining, along with garage space. The home is within walking distance of both Northolt Park and South Harrow stations, ensuring excellent transport links. Located in the catchment area for sought-after local schools, the property is also surrounded by a range of shops, parks, and everyday amenities. Don't miss out on this fantastic opportunity—contact us today to arrange your viewing!

Location:

Brendon Gardens, South Harrow (HA2 8NE) is a quiet residential street in the London Borough of Harrow. It's mainly made up of family homes and sits close to Northolt Road, the area's main shopping and transport hub.

- 🚆 ~5 min walk to **Northolt Park railway station**
- 🚇 ~10–12 min walk to **South Harrow Underground Station**
- 🏠 Suburban, family-friendly, good local amenities nearby

Overall: well-connected, quiet neighbourhood with easy access to central London.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

- *Three bedroom semi detached house*
- *In need of updating throughout*
- *Two reception rooms and a downstairs cloakroom*
- *No Upper Chain*
- *Cul-de-sac location within moments of facilities*
- *Gas central heating and some double glazing*
- *Shared driveway to garage space*

Additional Information

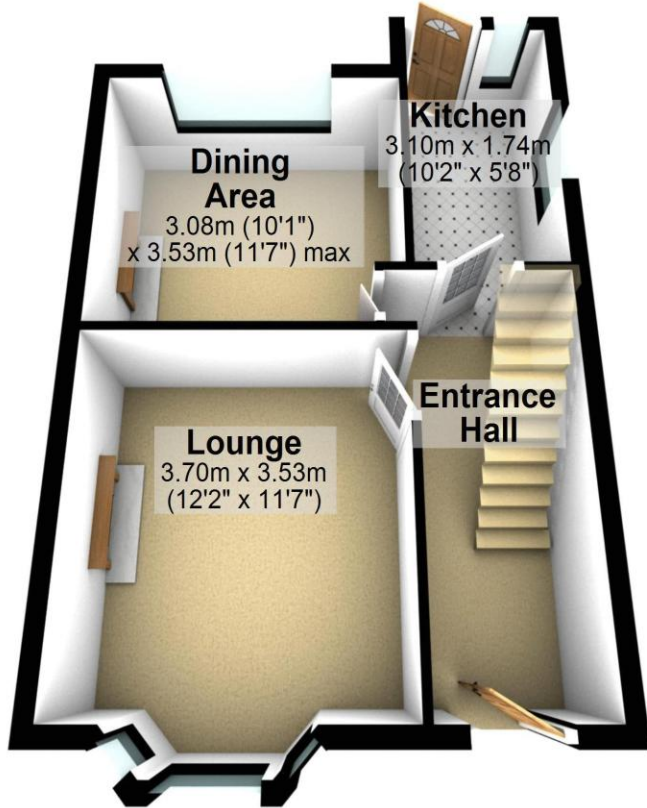
TENURE. FREEHOLD

LOCAL AUTHORITY. LONDON BOROUGH OF HARROW

ENERGY EFFICIENCY RATING. D

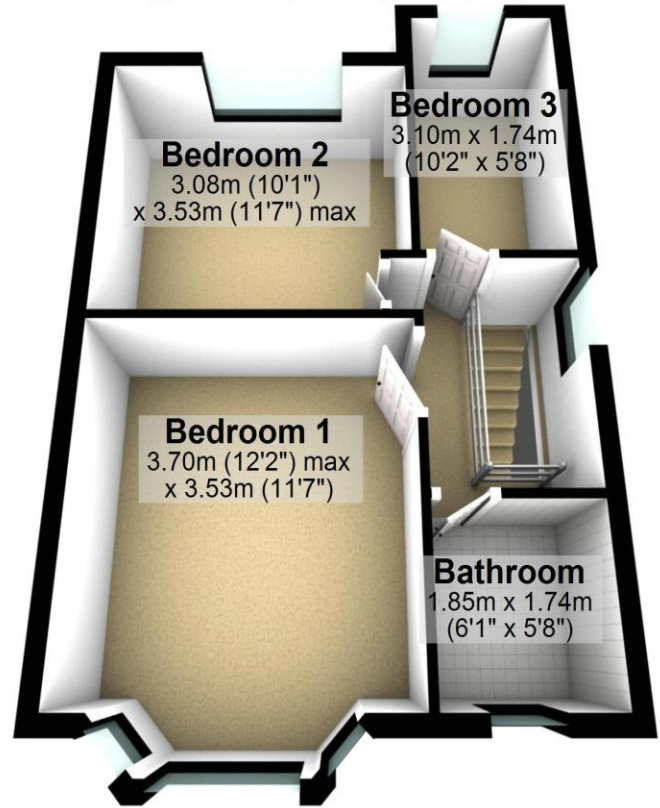
Ground Floor

Approx. 38.4 sq. metres (413.4 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.9 sq. feet)



Total area: approx. 77.0 sq. metres (828.3 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.