



ESTATE & LETTINGS AGENTS

Andrews Close, Harrow, HA1



FOR SALE £699,950 Freehold

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

Major Estates are delighted to present this modern and energy-efficient three double bedroom semi-detached family home, ideally situated in the heart of Harrow. Built in 2015, this well-presented property offers spacious and versatile accommodation throughout, perfect for growing families and professionals alike.

The ground floor comprises a bright and welcoming living room which flows seamlessly into a stylish open-plan fitted kitchen and dining area, creating the ideal space for entertaining and everyday living. Further benefits include a handy study room, a generously sized double bedroom, a modern downstairs bathroom, and a bright conservatory overlooking the rear garden.

To the first floor, the property offers two substantial double bedrooms and a contemporary family bathroom. Additional features include air conditioning, a low-maintenance rear garden, and a private driveway providing off-street parking.

Andrews Close is conveniently located close to a wide range of shops, restaurants, and bars in nearby Harrow, while West Harrow Recreation Ground is also within easy reach. Excellent transport links are available moments away at Harrow on the Hill Station, and the property is ideally positioned close to a selection of outstanding rated schools.

- 3 double bedroom semi-detached house
- Built in 2015 with excellent energy efficiency rating
- Spacious living room with open-plan fitted kitchen/dining area
- Handy separate study room
- Ground floor double bedroom
- Modern downstairs bathroom
- Bright and airy conservatory
- Two large double bedrooms to the first floor
- Contemporary first floor bathroom
- Air conditioning throughout
- Well-maintained garden with shed
- Private driveway with off-street parking for 3 cars
- Situated in the heart of Harrow
- Close to shops, restaurants, and bars
- Moments from Harrow on the Hill Station
- Brand new EV charger installed
- Four-kilowatt solar panel system
- Cul-de-sac location



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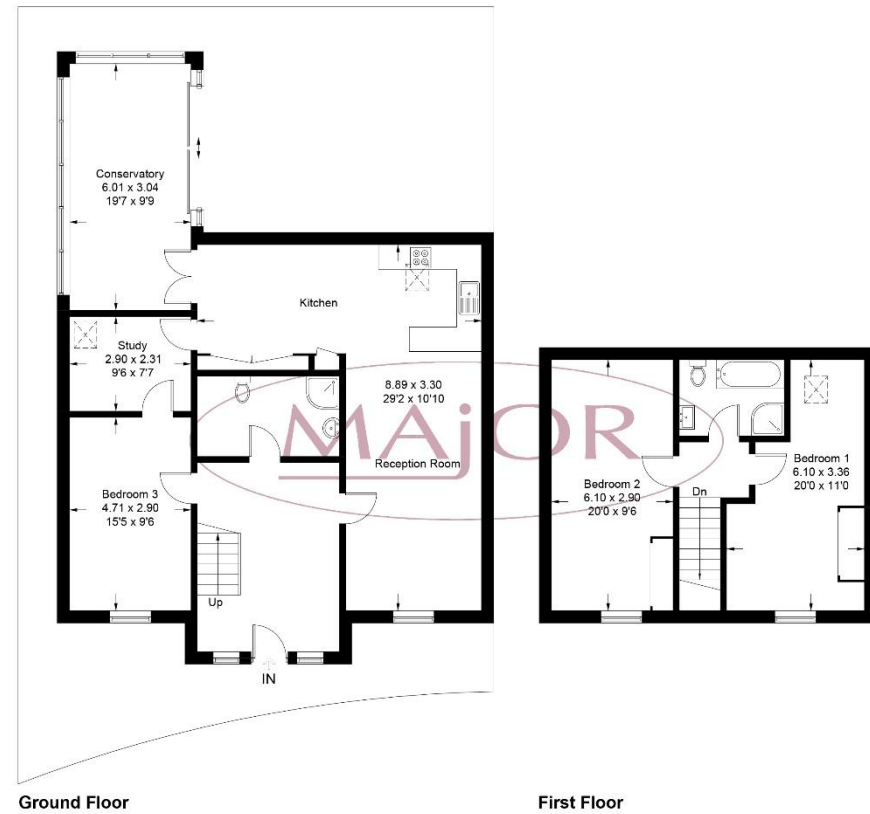
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Floor Plan



Approximate Gross Internal Area = 152.4 sq m / 1640 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1304984)

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Score	Energy rating	Current	Potential
92+	A	94 A	95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

