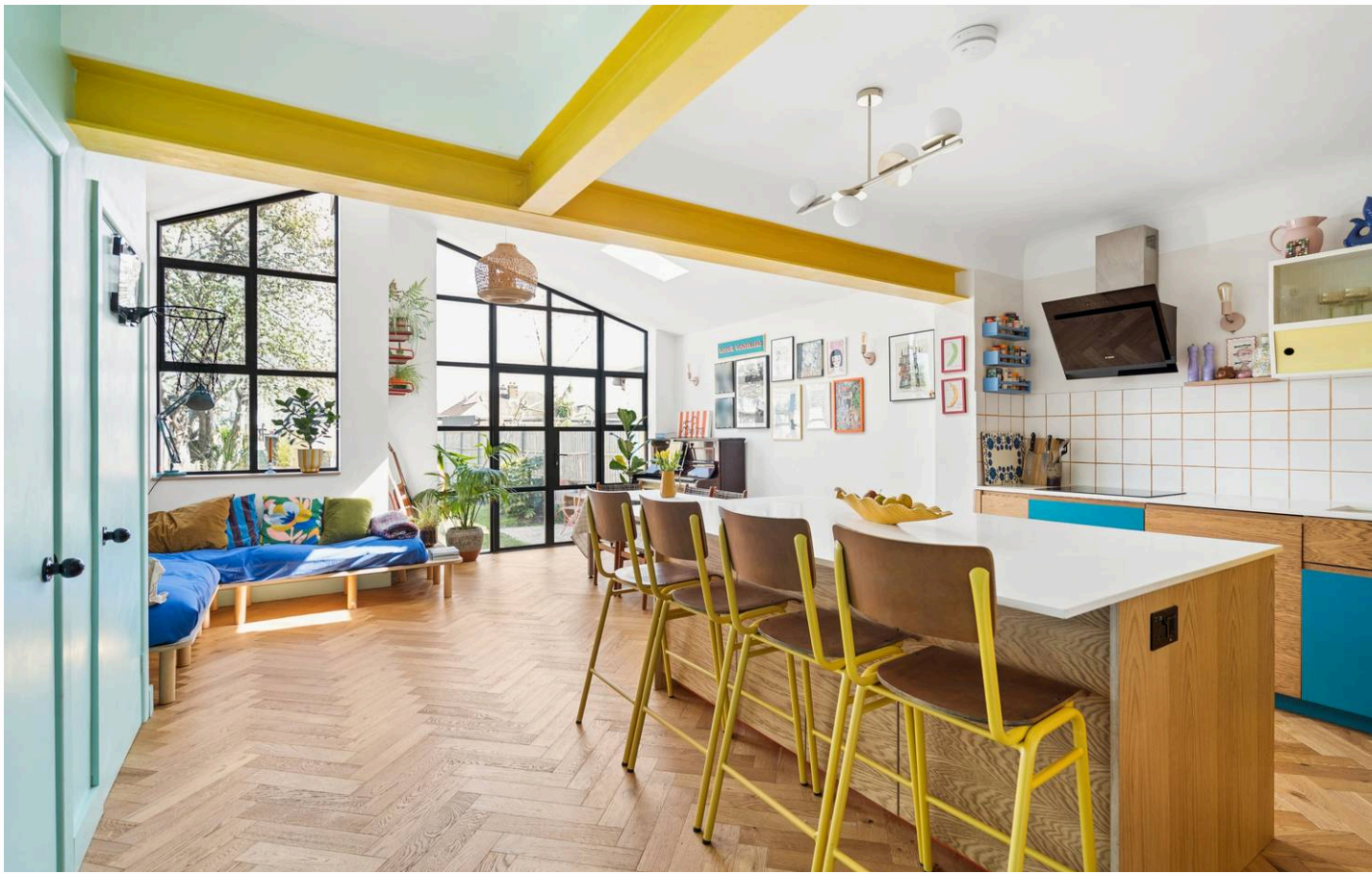




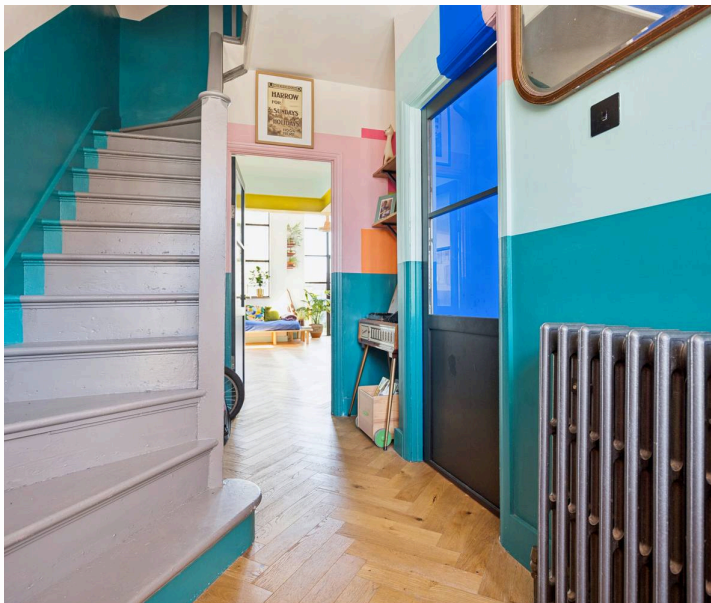
45 Radcliffe Road, Harrow – HA3 7QA  
£650,000





This beautifully presented 4 bedroom A-framed mock Tudor, terraced home has been thoughtfully extended by the current owners, featuring a stunning rear extension and a well designed loft conversion. The property is tastefully decorated throughout, beginning with a welcoming entrance hall, a convenient downstairs WC, and a charming front lounge. To the rear, a spacious open-plan kitchen and dining area is enhanced by elegant Crittall-style windows and doors that open out onto a mainly lawned garden, creating a bright and airy living space. The ground floor is finished with stylish herringbone wood flooring with underfloor heating.

Upstairs on the first floor, there are three well-proportioned bedrooms and a modern, stylish family bathroom. The second floor offers an additional bedroom along with ample eaves storage. Further benefits include gas central heating, double glazing, and a new roof installed in 2022. The property also provides off-street parking for two cars at the front and is conveniently located within a 10-minute walk of Harrow & Wealdstone station, as well as being within easy walking distance of Wealdstone High Street.





- 4 Bedroom Terrace House
- Tastefully Decorated Throughout
- Stunning Rear Extension
- Herringbone Wood Flooring Downstairs
- Loft Conversion
- New Roof 2022
- Off Street Parking
- Convenient Location

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D







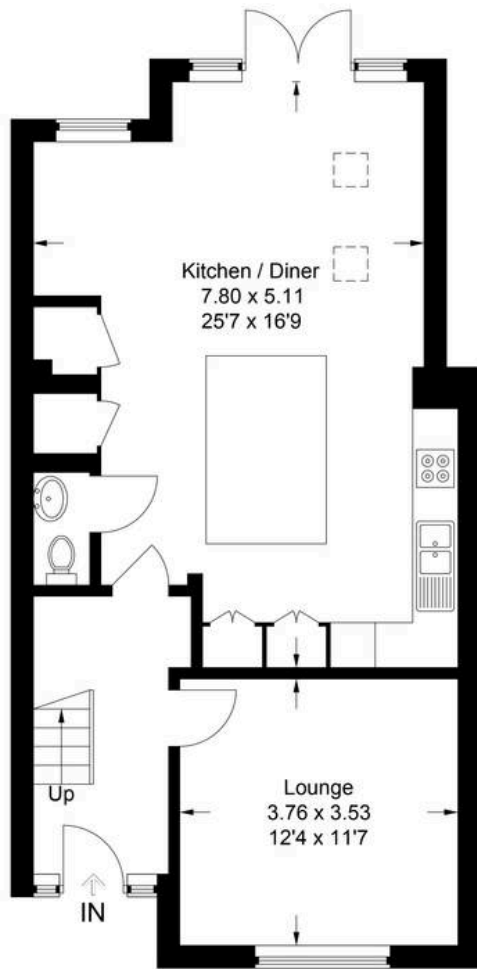






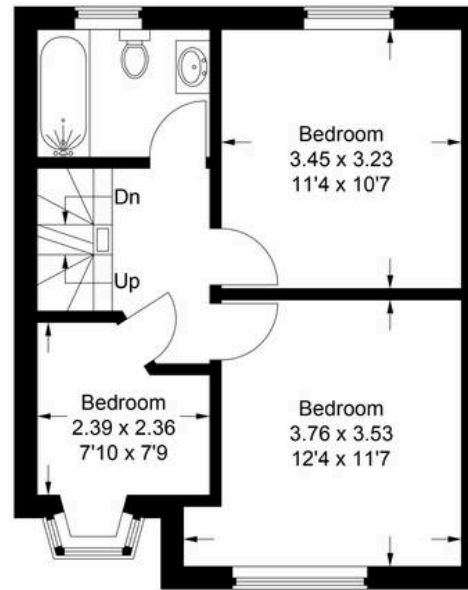
# Radcliffe Road

Approximate Gross Internal Area  
Ground Floor = 60.0 sq m / 646 sq ft  
First Floor = 38.9 sq m / 419 sq ft  
Second Floor = 27.4 sq m / 295 sq ft  
Total = 126.3 sq m / 1,360 sq ft  
(Including Eaves)

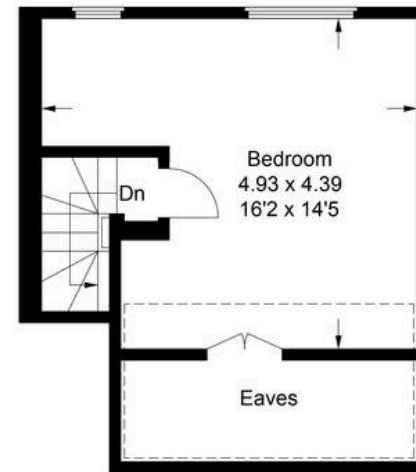


**Ground Floor**

= Reduced headroom below 1.5m / 5'0



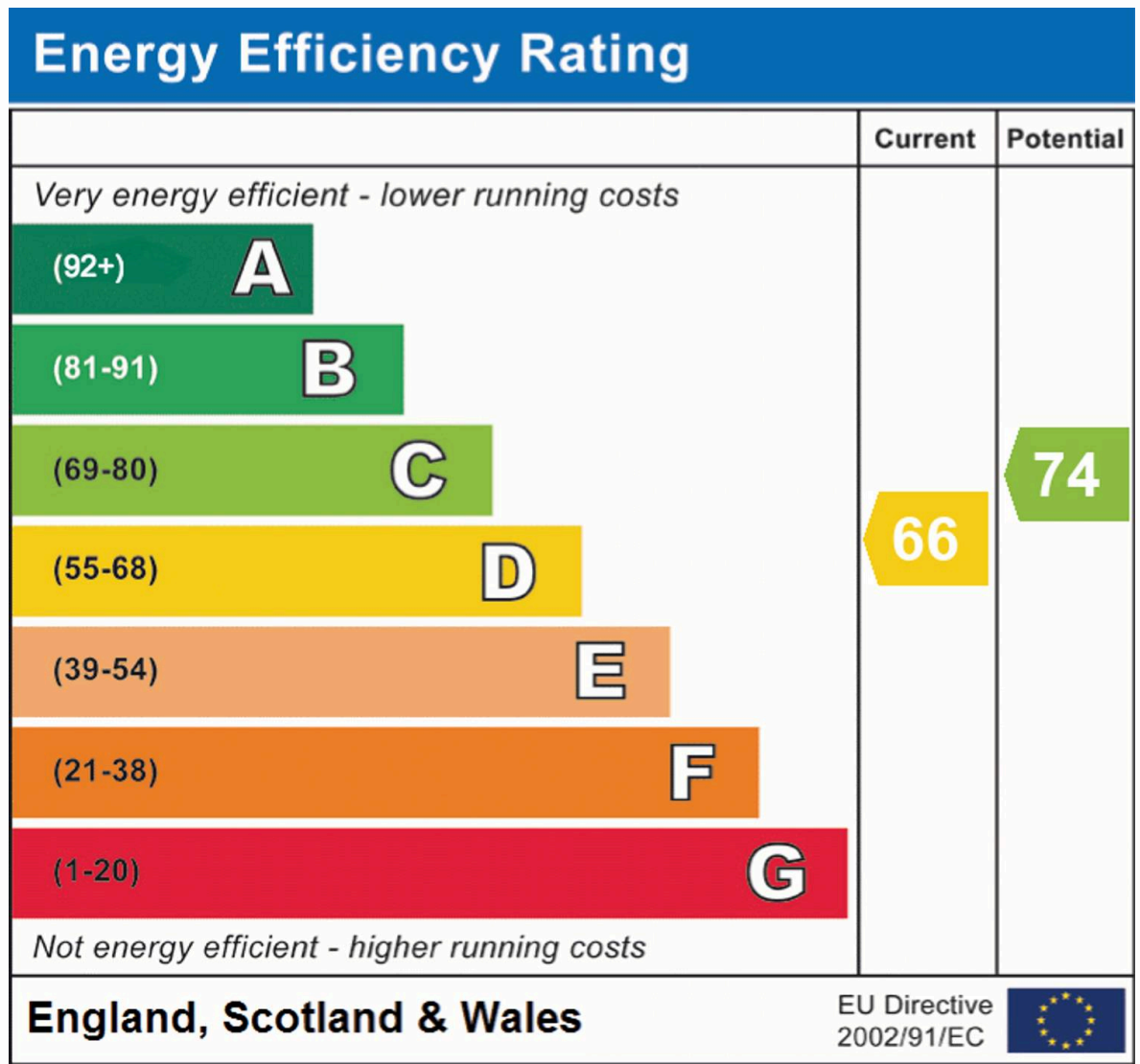
**First Floor**



**Second Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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## Churchills – Bushey

Churchills Estate Agents, 72 High Street – WD23 3HE

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[churchillsbushey.co.uk](http://churchillsbushey.co.uk)

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only. These should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.