



70, Beverley Gardens, Belmont, Harrow, HA7 2AS

Guide price £625,000

- Complete Chain
- Excellent Extension Potential STP
- Detached Garage
- Three Bedrooms
- Conditioned Beautifully Throughout
- Huge Driveway
- Generous Corner Plot
- Open Plan Double Reception

Beverley Gardens, Harrow HA7 2AS

Situated on one of the area's most sought-after roads, this exceptional three-bedroom semi-detached home occupies an impressive corner plot, offering outstanding kerb appeal, generous wraparound gardens, a garage, and fantastic potential to extend (STPP).

Beautifully modernised throughout, the property features a spacious entrance hall leading to a bright and airy open-plan reception space, flooded with natural light and perfectly designed for modern family living. The contemporary kitchen has been finished to a high standard, combining style with practicality.

Upstairs offers two generous double bedrooms, a well-proportioned single bedroom, and a spacious, beautifully presented family bathroom. The generous loft space also offers excellent potential for conversion (STPP).

The substantial corner plot provides exciting scope for side and rear extensions (STPP), making this a home that can grow with your family. Offered with a complete onward chain, this immaculate home presents a rare opportunity to secure a move-in-ready property with exceptional future potential in a highly desirable location.



Council Tax Band: D

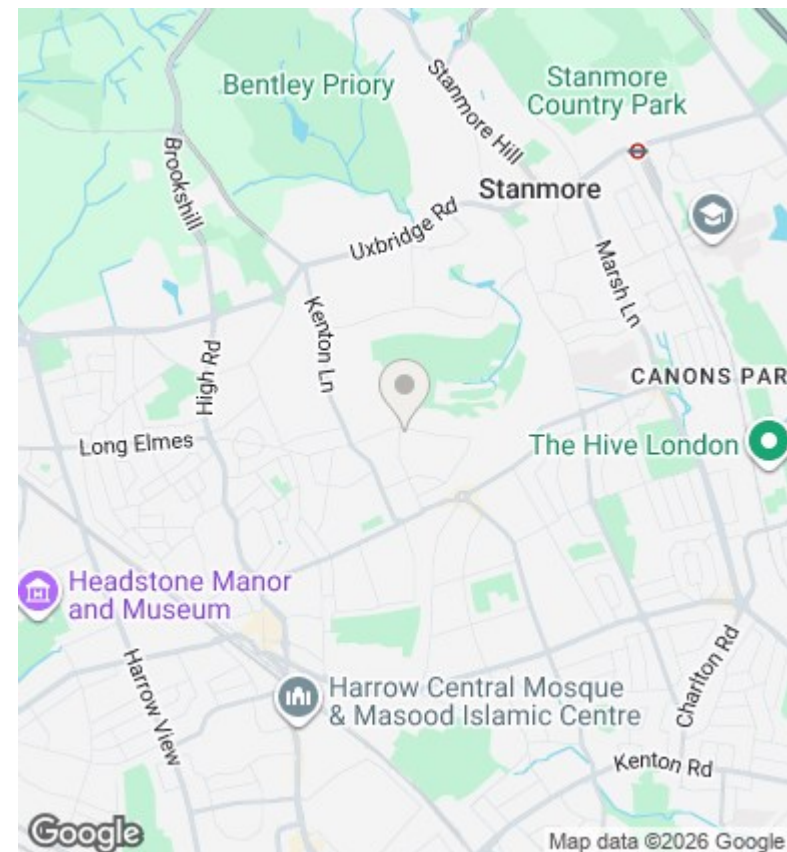
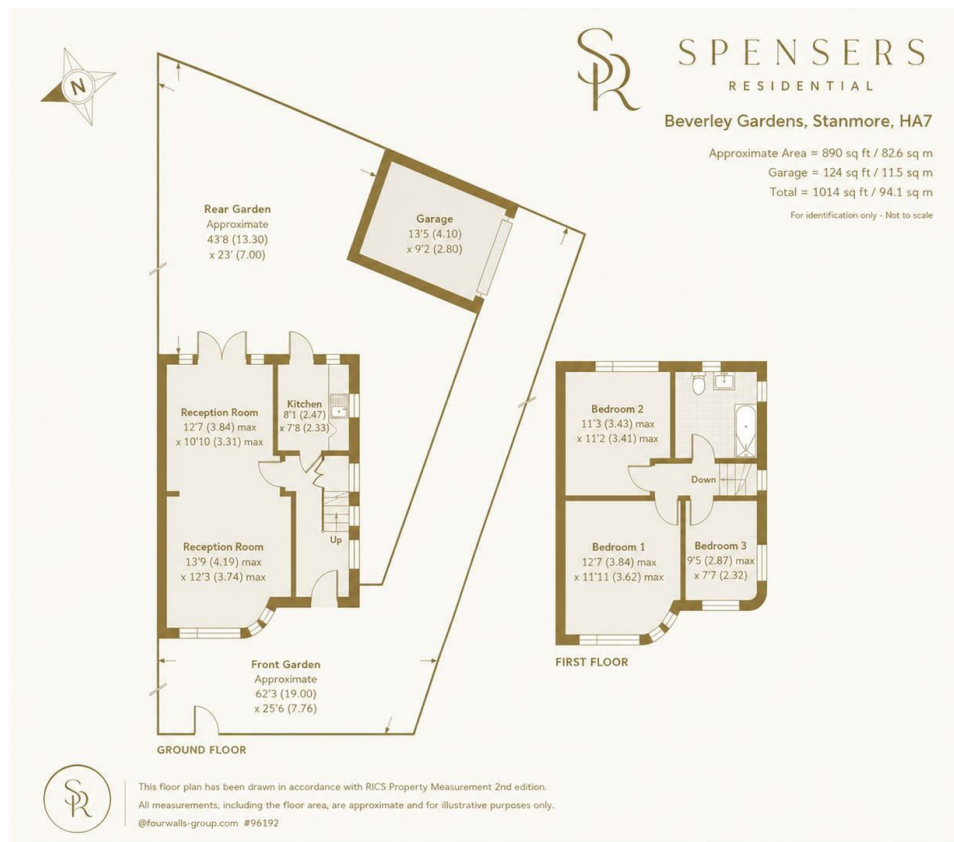


Area Guide

Belmont is a highly regarded residential area known for its peaceful, leafy surroundings and strong community feel. The area offers a good balance of suburban tranquillity and convenient access to local amenities, with Sutton town centre close by providing a wider selection of shops, restaurants and everyday services.

The area is particularly popular with families, benefiting from a selection of well-regarded schools and attractive green spaces. Belmont railway station provides convenient connections into London and surrounding areas, making it a practical choice for commuters.

With its attractive residential streets, excellent amenities and relaxed atmosphere, Belmont offers an appealing combination of comfort, convenience and quality of life.



Directions

Viewings

Viewings by arrangement only. Call 01582 639869 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC