



Connells

Leabank Close
Harrow



Property Description

Connells are pleased to offer to the market this substantial detached family home situated in a quiet and sought-after cul-de-sac just off Southill Avenue. The property offers generous and versatile accommodation arranged over three floors, is well presented throughout and is ideally suited to modern family living.

On the ground floor, there is a spacious main living area featuring doors that open directly onto the garden, creating an excellent space for both everyday living and entertaining. This is complemented by an attractive conservatory with French doors leading out to the garden, allowing plenty of natural light. A further reception room provides flexibility and would make an ideal study, home office or additional family room.

The kitchen/breakfast room is both spacious and well appointed, fitted with an extensive range of wall and base units, granite work surfaces and ample space for dining, making it the heart of the home.

Bedrooms and bathrooms are arranged over the upper two floors and offer well-proportioned accommodation, providing ample space for family members and guests alike.

Further benefits include gas fired central heating, and the majority of windows are double glazed. Externally, the property boasts a large garden that wraps around the house, offering excellent outdoor space and a good degree of privacy.

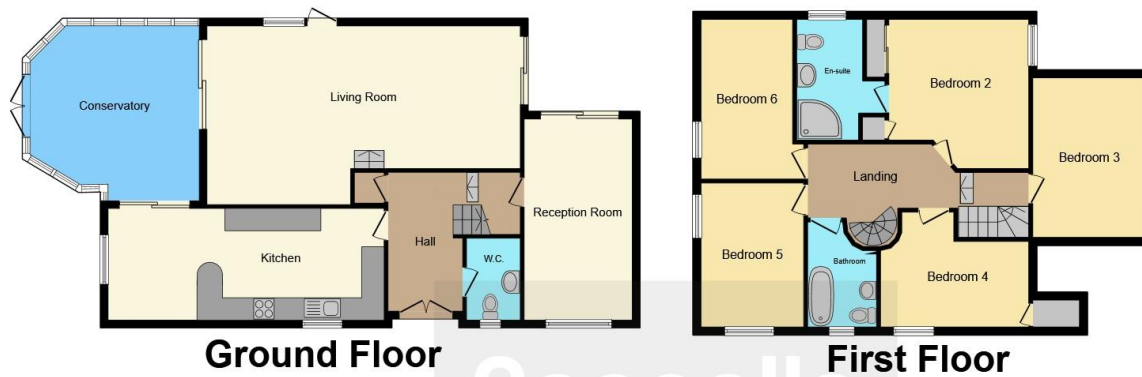
An internal viewing is highly recommended to fully appreciate the size, layout and desirable location of this impressive home.

Agents Note:

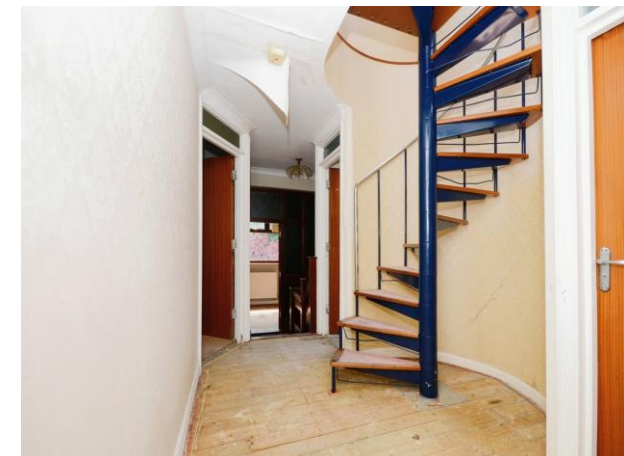
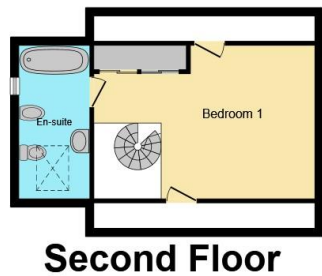
Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you to satisfy yourself in relation to the boundaries, condition and services prior to proceeding.







Connells



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.focalagent.com

To view this property please contact Connells on

T 020 8427 4321
E harrow@connells.co.uk

182 Station Road
 HARROW HA1 2RH

EPC Rating: D Council Tax Band: G

view this property online connells.co.uk/Property/HRW312474

Tenure: Freehold



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HRW312474 - 0009