



**Offers over £850,000**

**TENURE : FREEHOLD**

**Cottage Close, HA2**

**Bedrooms : 4**

**Bathrooms : 2**

**Reception Rooms : 1**

**Immaculate 4 Bedroom  
Family Home in Secure Gated  
Development**

**2 Bathrooms (one ensuite)**

**Additional WC**

**Modern throughout**

**Two entrance points - Ground  
floor and first floor**

**Large Private L-Shaped South  
Facing Rear Garden**

**Homesearch Ltd**  
88 South Ealing Road, Ealing, London, W5 4QB  
[info@homesearchsales.co.uk](mailto:info@homesearchsales.co.uk) | 020 8560 0125  
Website: <https://homesearchsales.co.uk>



**NEW TO MARKET! Immaculate End of Terrace 4-Bedroom Home in Gated Development with Garden, Garage & Gym Complex on site - Almost 2,000 sqft!**

Set within a secure gated development with CCTV, this beautifully presented four-bedroom, two-bathroom and additional WC residence offers spacious and versatile living across three levels. With modern interiors, private outdoor space and access to exclusive onsite amenities including a gymnasium and concierge, this home combines luxury with practicality in a quiet, sought-after location.

**Floor 1:**

This floor boasts a fully fitted modern kitchen with double ovens and integrated appliances, opening into a bright open-plan living and dining area with a gas fireplace. This space flows seamlessly into a large L-shaped, south-facing garden featuring a recently added decking area, outside tap, and electrical sockets — perfect for entertaining or relaxing. A large storage cupboard and convenient WC complete the floor.

**Ground Floor:**

The ground floor has its own private entrance and offers a large double bedroom with extra-high ceilings, a separate utility/laundry room with washer-dryer and fridge-freezer, generous under-stair storage, and direct access to a spacious integral garage with room for two cars — an ideal space for guests, extended family, or a home office.

**Floor 2 :**

Upstairs, you’ll find 3 generously sized bedrooms and two stylish bathrooms, including an en-suite in the main bedroom. Both bathrooms consist of double showers. The principal suite also benefits from a walk-in wardrobe, providing ample storage and a sense of luxury.

The loft is also fully insulated and mostly boarded, providing excellent additional storage space.

**LOCATION**

- South Harrow Station - 0.5 miles (Piccadilly Line)
- Sudbury Hill Harrow Station - 0.7 miles (Railway)
- Sudbury Hill Station - 0.8 miles (Piccadilly Line)
- Harrow on the Hill Station - 0.9 miles (Metropolitan Line)

**LOCAL AMENITIES**

Located just a short walk from the vibrant Harrow on the Hill high street, with its boutique shops, cafés, and restaurants.

- Waitrose supermarket and petrol station within 0.4–0.5 miles
- St Ann’s and St George’s Shopping Centres are a short walk away

- Orley Farm School - 0.2 miles
- St George’s Catholic Primary and St Anselm’s Catholic Primary ; Outstanding, ~ 0.5 miles
- Harrow High School - Approx 1 mile

**TENURE: Freehold**

**EPC RATING C**

**Council Tax Band G**

**Service Charge: Approx £1350 pa**

**Water Supply: Mains**

**Sewerage: Mains**

**Heating: Mains gas**

**Satellite / Fibre TV Availability: Covers BT, Sky**

**Mobile Coverage: o2, EE, Three, Vodafone**

**Flood Risk: Rivers & Seas = Very Low ; Surface Water = Very Low**

**Parking: Garage for 2 cars**

**Homesearch Ltd**

88 South Ealing Road, Ealing, London, W5 4QB

**info@homesearchsales.co.uk | 020 8560 0125**

**Website: <https://homesearchsales.co.uk>**









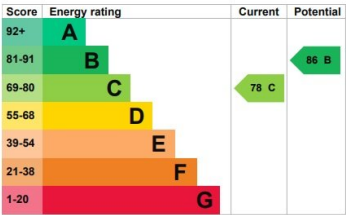




Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60