


ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**
Est. 1991

BUTLER ROAD, WEST HARROW



Four Bedroom Period Terraced House

GUIDE PRICE £625,000

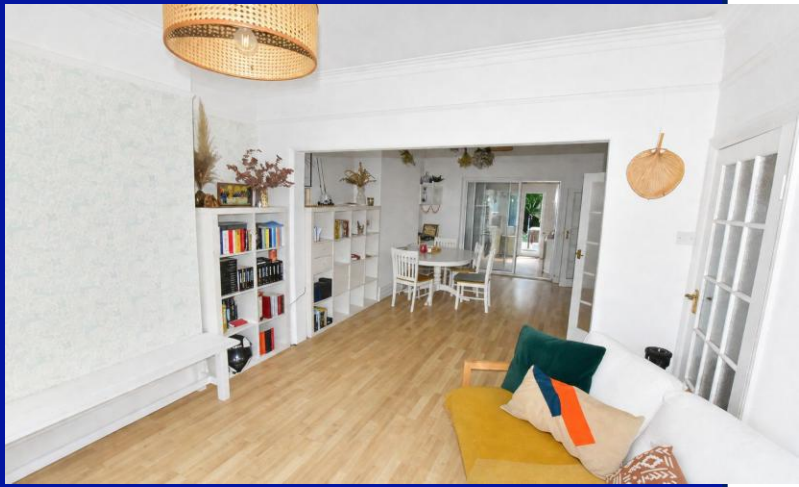


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Description

Set in the increasingly popular West Harrow area, this extended four bedroom edwardian terraced house enters the market with Robertson Phillips. The property is located perfectly for access to West Harrow Park, a well respected primary school, the amenities of central Harrow and the local tube station, whilst being on a tree lined street, which is why the area is so attractive to young families and people with a commute into city. The home itself has been kept very well by the current owners, the open planned through lounge is neutrally decorated and benefits from high ceilings, there is access to a utility room and to the rear an extension has been built which now houses a fitted kitchen. The garden to the rear is patio and very easy to maintain. The first floor has three bedrooms and the family bathroom with shower and the loft has been converted into further double bedroom and shower room. Added benefits include double glazing and central heating.

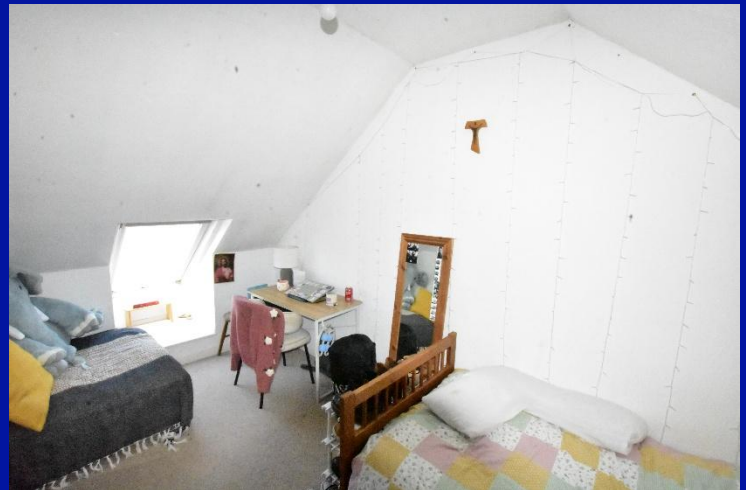


Location: Situated just a short walk from West Harrow Station and Harrow On The Hill Station. Which provides access to the Metropolitan Line, West Harrow Park, local amenities and 0.4 miles from Harrow Town Centre.





- *Four bedroom period terraced house*
- *Offered for sale in good order throughout*
- *Viewing highly advised*
- *Favoured West Harrow location close to all facilities incl West Harrow station*
- *Gas central heating and double glazed windows*

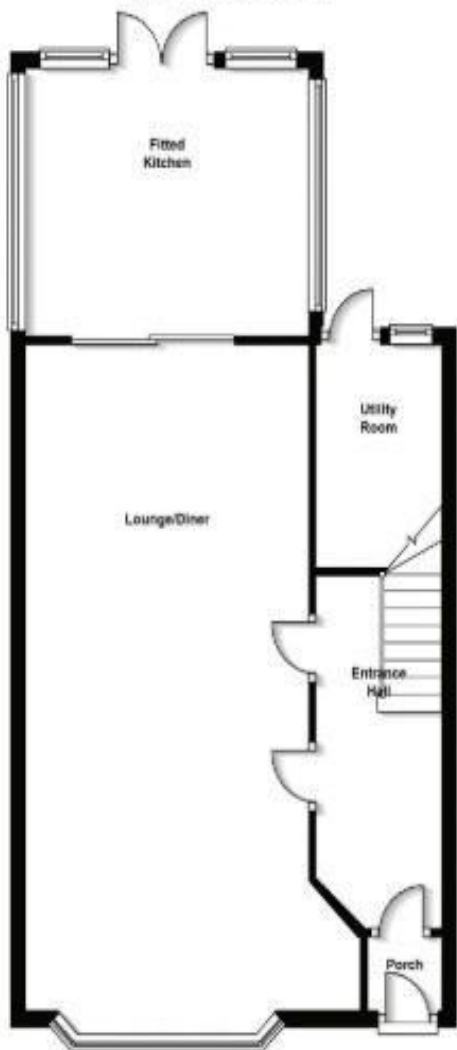


Additional Information

TENURE. FREEHOLD
LOCAL AUTHORITY. LONDON BOROUGH OF HARROW
ENERGY EFFICIENCY RATING. C

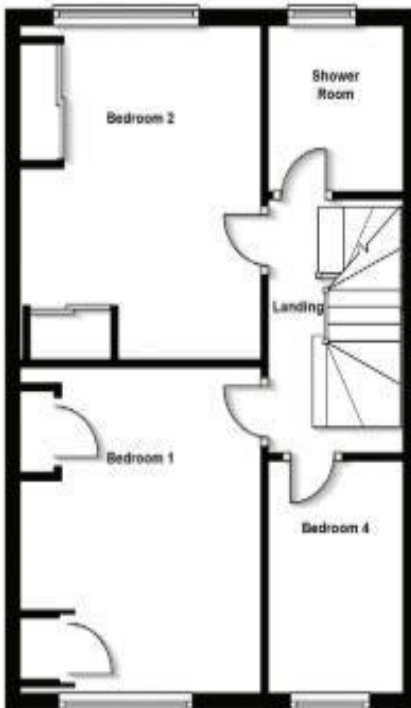
Ground Floor

Approx. 55.1 sq. metres (593.2 sq. feet)



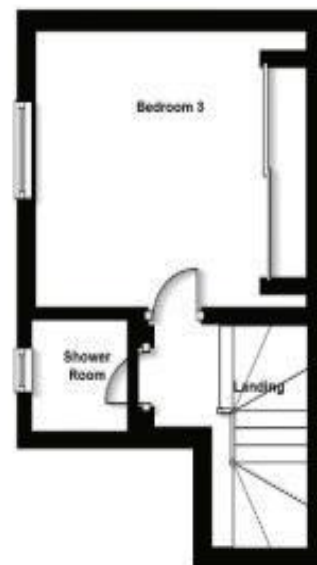
First Floor

Approx. 36.7 sq. metres (415.1 sq. feet)



Second Floor

Approx. 19.4 sq. metres (208.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We have not sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.