

# Roxborough Road

Harrow • • HA1 1PA  
Asking Price: £750,000



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An extended four double bedroom, two bathroom semi-detached house located in the heart of Harrow, just an 8-minute walk from Harrow-on-the-Hill Station, offering swift connections via the Underground and National Rail to Central London and beyond.

This beautifully presented home offers generous living space, modern comforts, and a highly convenient location. All four bedrooms are spacious doubles, making it ideal for families. Harrow Town Centre is also close by, with a wide array of shops, restaurants, bars, and access to outstanding schools.

Semi Detached House

Four Bedrooms

Two Bathrooms

Modern Kitchen

Large Reception Room

No Onward Chain

Downstairs Bedroom & Bathroom

Off Street Parking

Nearby Harrow On The Hill

Approx Area: 1136 sq ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Description

As you enter through the front door, you step directly into a spacious living room that extends the full depth of the house. It offers ample space for both a lounge area and additional seating or storage. Continuing toward the rear of the house, you enter a large kitchen that runs along one side of the home. The kitchen is open and functional, with enough space for a dining area as well. Just beyond the kitchen is a rear hallway leading to a downstairs bedroom, making it ideal for guests or use as a home office.

Adjacent to this bedroom is a small but convenient bathroom with a toilet and sink. Next to it is a stairwell leading up to the first floor. At the top of the stairs, you arrive at a central landing that connects to three bedrooms and a family bathroom. Directly ahead is one of the smaller bedrooms, suitable for a child or office use. To one side is a medium-sized bedroom, and opposite it sits the largest bedroom on this floor, offering enough space for a double bed and wardrobes. The full bathroom includes a bathtub, toilet, and sink, located near the landing for easy access from all the upstairs bedrooms.

### Outside

Externally, the property benefits from off-street parking for two cars and a well-maintained private rear garden. The garden features a raised lawn accessed via steps from a patio area, ideal for summer entertaining. A pathway leads to a second patio at the rear, where you'll find a wooden shed and space for outdoor dining or relaxing.

Additional features include an outside tap, retractable awning, stocked flower beds, and fence-enclosed boundaries. There is also convenient side access to the front of the property via a wooden gate.

### Location

The property is within a ten-minute walk of Harrow-on-the-Hill Station, offering fast connections via the Underground and National Rail to Central London and beyond. Harrow Town Centre is also close by, with a wide range of shops, restaurants, bars, and entertainment options.

Ideally located for excellent transport links, town centre amenities, and outstanding local schools, this home offers the perfect blend of convenience, comfort, and community.



### Schools:

Norbury School 0.2 miles  
The Jubilee Academy 0.3 miles  
St Anselm's Catholic Primary School 0.4 miles



### Train:

Harrow-on-the-Hill Station 0.3 miles  
West Harrow Station 0.5 miles  
Harrow & Wealdstone Station 0.8 miles



### Car:

M4, A40, M25, M40



### Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.

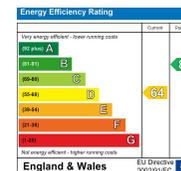


TOTAL FLOOR AREA: 1136 sq.ft. (105.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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