



**Connells**

Leabank Close  
Harrow



### Property Description

Connells are pleased to offer to the market this substantial detached house located in a cul de sac just off Southill Avenue.

The property is well presented throughout and briefly comprises of a large living area with doors leading to the garden, an attractive conservatory with French doors also leading to the garden and a further reception room which would be an ideal study or family room. The Kitchen/Breakfast Room is spacious and well fitted with extensive wall and base storage units and granite work tops. The bedrooms and bathrooms are arranged over the upper 2 floors and provide ample space. The property also benefits from Gas Fired Central heating and virtually all the windows are double glazed. Outside the large garden wraps around the property.

This would make an ideal family home.

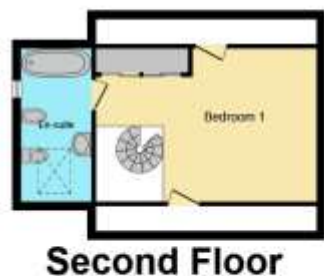
Viewings are highly recommended.

### 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.







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.localagent.com](http://www.localagent.com)

To view this property please contact Connells on

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182 Station Road  
 HARROW HA1 2RH

EPC Rating: D Council Tax  
 Band: G

**view this property online [connells.co.uk/Property/HRW312474](http://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.

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