



Vaughan Road, Harrow

£545,000 Freehold

A charming two-bedroom period home located in a sought-after area, just a short walk from the Metropolitan Line train station at West Harrow, and within the catchment for the highly regarded Vaughan School. This well-presented property offers a modern kitchen, two bright and spacious reception rooms, and a low-maintenance rear garden ideal for relaxing or entertaining. In addition, a versatile and useable loft room provides extra space for a home office, playroom, or for storage. Combining character with contemporary touches, this delightful home is perfect for families or professionals seeking convenience and comfort in a prime location.

**EPC Rating: C
Council Tax Band: D**

- Two Bedroom Period Home • Useable Loft Room • Popular Location • Close To Metropolitan Line Train Station • Modern Kitchen • Rear Garden • Close To Vaughan School



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FURTHER DETAILS

The accommodation comprises an entrance hall, two reception rooms and a kitchen on the ground floor. To the first floor are the two bedrooms and a family bathroom. The useable loft room is accessed by way of a fixed staircase from the landing. In addition to storage, this can be used for a variety of purposes such as a playroom or home office. To the outside there are gardens to the front and rear.

LOCATION

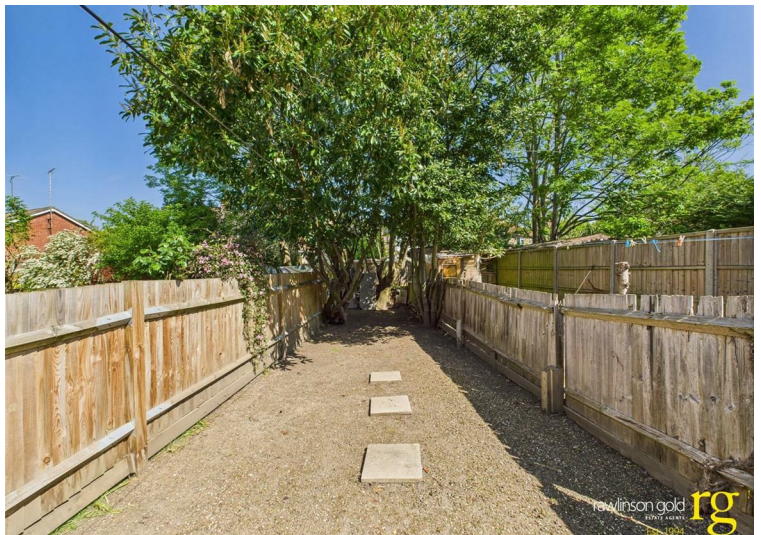
Vaughan Road is centrally located within a short walk of Harrow's vibrant town centre. This includes the comprehensive shopping facilities of St Ann's and St Georges shopping centres and the Metropolitan and Chiltern Line trains from Harrow on the Hill. Also within the town centre are excellent shopping facilities including Tesco and Morrisons plus a multi screen cinema and several gyms. For those with children, excellent schooling is available at Vaughan and Marlborough schools.

CONTACT RAWLINSON GOLD

If you would like to arrange a viewing or discuss any aspect of this property we can be contacted by telephone on 020 8861 2020 or by email on harrow@rawlinsongold.co.uk.

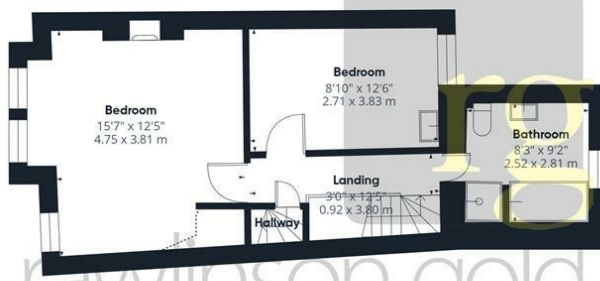
FREE MARKET APPRAISAL

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.





Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1002 ft²
93.1 m²

Reduced headroom
9 ft²
0.9 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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