

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 641 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 648 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1289 SQ FT / 120 SQM	Cottage Close
<small>Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your adviser should conduct a careful, independent investigation of the property in respect of monetary valuation.</small>	<small>020 8560 0125</small>
	photoplan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		90
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Address: Harrow, HA2

Immaculate End of Terrace Three-Bedroom Home in Gated Development with Garden, Parking & Residents' Gym. This property is convenient located to Orley Farm school and others.

Set within a secure gated development with CCTV, this beautifully presented three-bedroom, two-bathroom home (plus additional WC) offers spacious and versatile living across two levels. Finished to a to a good standard throughout, the property benefits from modern interiors, a private two-tier rear garden, two allocated parking spaces, and access to on-site amenities including a residents gym and concierge service.

Ground Floor

Upon entering, you are welcomed by a bright and well-kept hallway, with a convenient guest WC located to the left—ideal for guest and families. The hallway leads through to a generous open-plan reception and dining area, complemented by a well-appointed kitchen with ample storage and workspace. This inviting living space is perfect for both relaxing and it would be great to host, family parties or dinner events. The reception also had direct access to a private patio area and steps leading up to the first level of the garden. Also benefits in the garden on the first level is that you have storage.

First Floor

Upstairs, the property offers three well-proportioned bedrooms and two bathrooms. The principal bedroom benefits from a walk-in wardrobe and a stylish en-suite bathroom. The second bedroom is a spacious double, while the third bedroom is also a good size ideal as a bedroom, or home office. A good size family bathroom completes this floor.

Outside & Additional Features

The property boasts a two-level rear garden, offering a great balance of patio and green space. Further benefits include two allocated parking spaces, secure gated access, CCTV, and exclusive use of the on-site gym and concierge services.

Ideally located within easy reach of local amenities, transport links, and well-regarded schools, this exceptional home is perfectly suited to families and professionals alike.

Early viewing is highly recommended.

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 - approx 0.2 miles

St George's Catholic Primary and St Anselm's Catholic Primary : Approx 0.5 miles

Harrow High School - Approx 1 mile

Tenure: Freehold

Council Tax Band: F

Service Charge: approx £1,600 pa

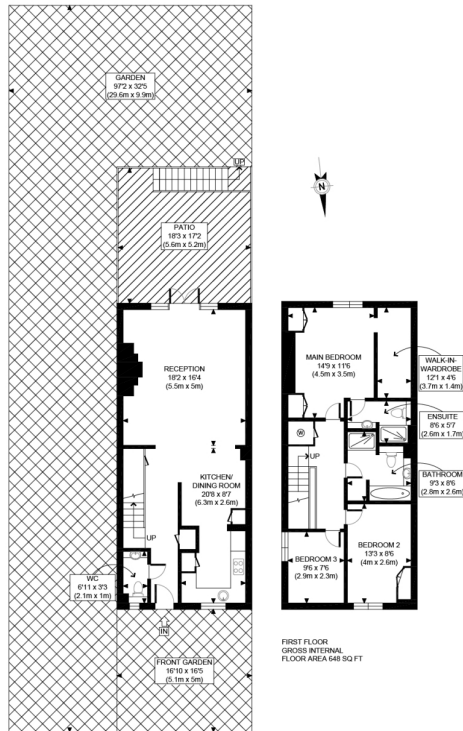
EPC: C



HOMESEARCH

Offers over £725,000

Cottage Close, Harrow, HA2



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