



Roxeth Hill

Harrow, HA2

**Offers in excess of £700,000**



# Roxeth Hill

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Set along Roxeth Hill, on the lower slopes of Harrow on the Hill, this substantial end of terrace townhouse extends to an impressive 1,917 sq ft, unfolding across three light filled levels. The house is defined by its generous proportions, fluid layout and excellent natural light, with each floor arranged to balance openness and privacy.

The ground floor is configured for both everyday living and flexibility, with direct access to the garden. The kitchen and dining space sits to the rear, well proportioned and naturally bright, designed for both practical use and entertaining, while a separate family room provides a more intimate setting. Underfloor heating runs throughout, creating a calm and consistent internal environment.

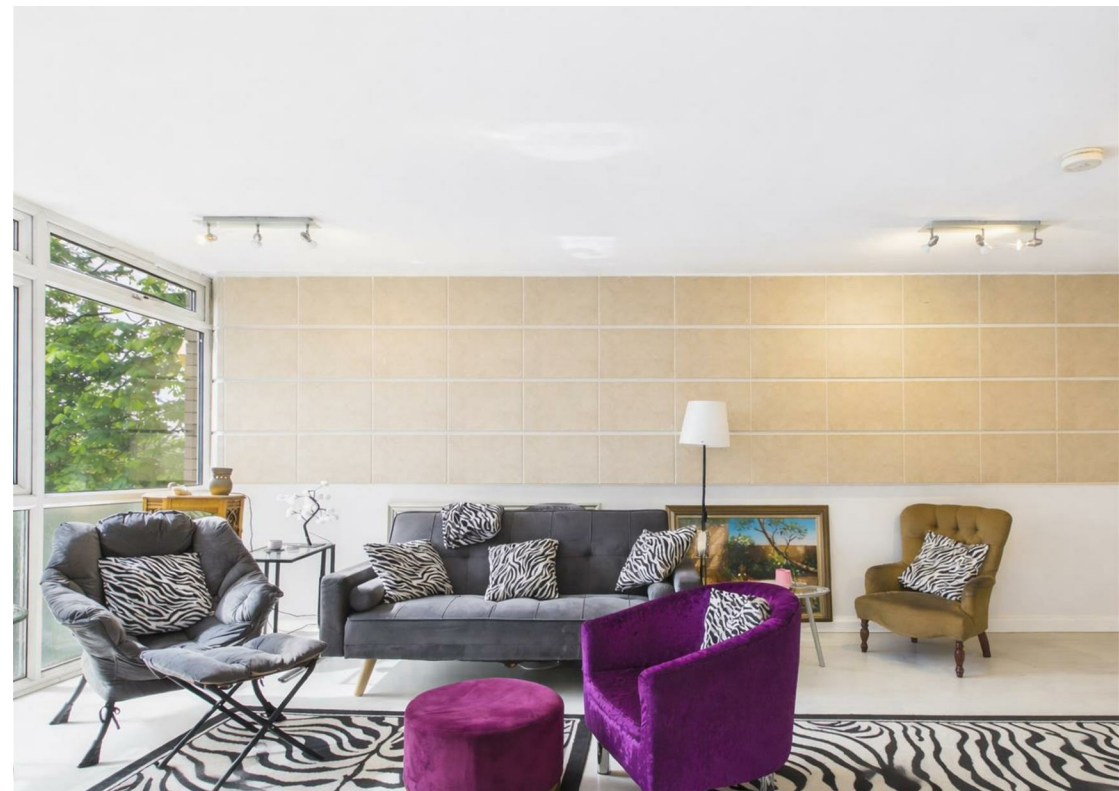
The principal living space is positioned on the first floor, where a large reception room opens onto a balcony, drawing in light and offering an elevated outlook. A further bedroom on this level adds versatility for guests or home working.

Across the upper floors are four well sized bedrooms, including a principal suite with en suite, alongside two further bathrooms. The layout provides a strong sense of separation while remaining adaptable for family life.

To the rear, the garden is notably generous, offering a peaceful and enclosed outdoor space framed by mature boundaries. A driveway to the front provides off street parking.

Offered with no onward chain, the house presents a straightforward opportunity to acquire a home of real scale.

Harrow on the Hill is one of north west London's most distinctive settings, known for its village atmosphere, historic architecture and strong sense of community. Roxeth Hill is within easy reach of the High Street, with its cafés, pubs and restaurants, while Harrow on the Hill station is within walking distance, providing fast connections into central London. The area is also well regarded for its excellent schools and access to green open spaces.





**Family Room**  
17'10" x 13'10" (5.46 x 4.22)

**Kitchen/Dining Room**  
21'7" x 16'0" (6.60 x 4.90)

**Utility Room**  
7'6" x 6'3" (2.29 x 1.91)

**Bathroom**  
5'5" x 4'0" (1.66 x 1.22)

**Living Room**  
25'9" x 15'8" (7.87 x 4.80)

**Balcony**  
3'1" x 7'8" (0.94 x 2.34)

**Bedroom**  
15'5" x 10'7" (4.72 x 3.23)

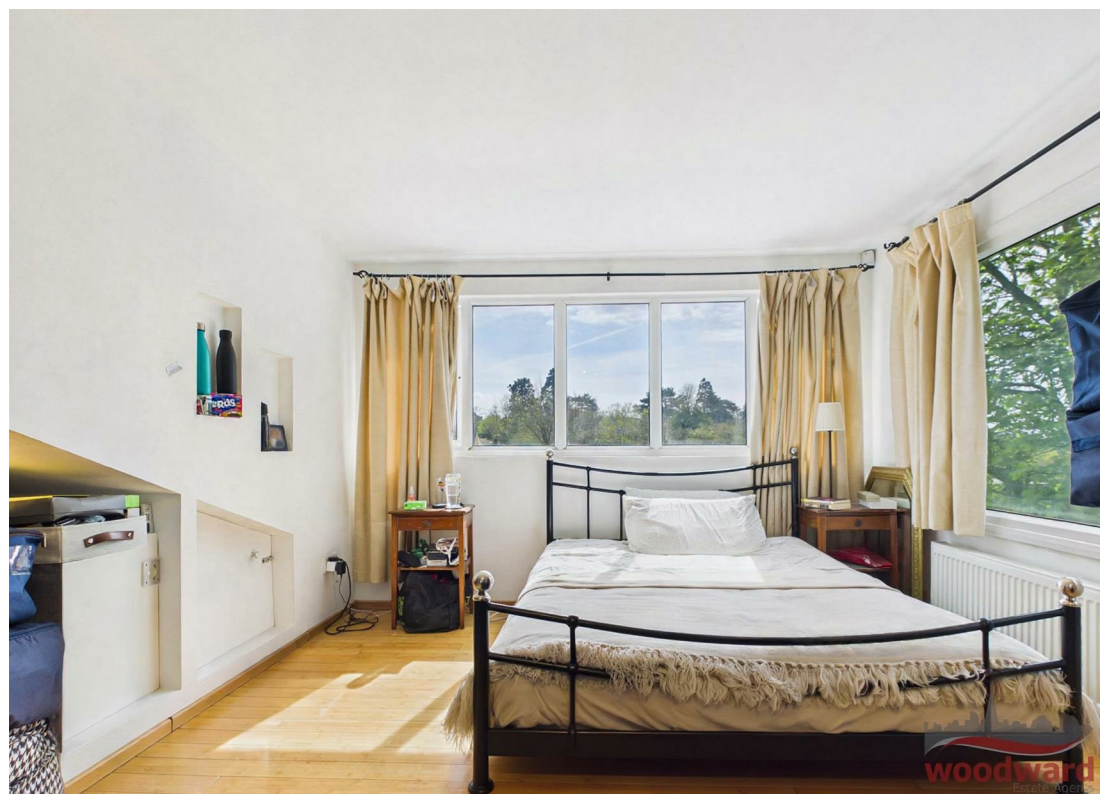
**Bedroom**  
15'5" x 10'7" (4.72 x 3.23)

**Bedroom**  
15'5" x 10'5" (4.70 x 3.18)

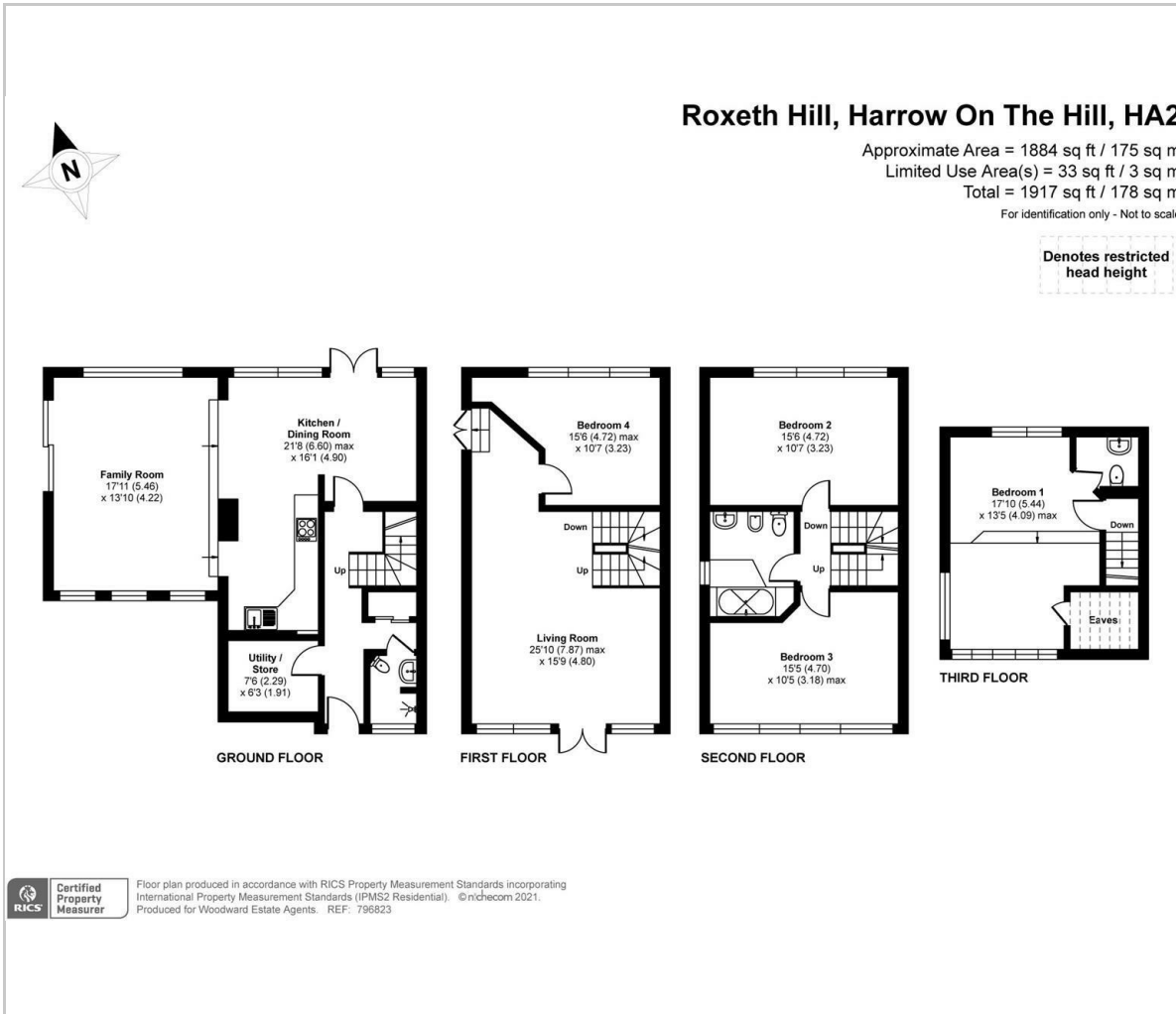
**Bathroom**  
8'11" x 7'0" (2.73 x 2.14)

**Bedroom**  
17'10" x 13'5" (5.44 x 4.09)

**En Suite**  
4'3" x 5'3" (1.31 x 1.61)



## Floor Plan



## Viewing

Please contact our Woodward Estate Agents Office on 020 8864 8844 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

