



Roxeth Hill

Harrow, HA2

Offers in excess of £475,000



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Set on the historic incline of Roxeth Hill, this charming two-bedroom Victorian cottage spans approximately 765 square feet and is offered freehold. Rich with period character and recently updated in parts, the home pairs warm, traditional details with a peaceful outdoor setting and an enviable Harrow location, moments from excellent amenities and transport links.

The cottage unfolds across two well-considered storeys. A welcoming reception area sits at the front of the plan, where high ceilings and a featured fireplace create an inviting atmosphere. Just beyond, the dining room offers a secondary fireplace and leads into a compact yet functional kitchen, arranged for ease of use with garden views through the rear. A newly refurbished bathroom lies at the back of the plan, finished in a clean, neutral palette.

Upstairs, two double bedrooms are positioned on either side of the landing. Each room enjoys soft natural light and a quiet, leafy aspect, with the principal bedroom offering generous proportions and a calming ambiance. Throughout, the interiors carry a subtle nod to the home's Victorian roots, panelled doors and timber flooring in parts all contribute to the sense of heritage.

Outside, a private garden offers a rare retreat, thoughtfully arranged with a lawn, established planting, and a stunning summerhouse, perfect for use as a creative studio, workspace or storage. Street parking is available, while the immediate area enjoys a residential character with a strong sense of community.

The property also benefits from potential for rear extension and loft conversion (STPP), with neighbouring houses already extended.

The cottage is ideally placed for everyday convenience. Roxeth Hill sits within walking distance of both South Harrow Station (Piccadilly Line) and Harrow-on-the-Hill (Metropolitan and Chiltern Lines), offering fast access to central London, and close proximity of a ray of restaurants and supermarkets.





Living Room
11'2" x 12'6" (3.42 x 3.82)

Dining Room
11'7" x 11'8" (3.54 x 3.56)

Kitchen
6'11" x 7'11" (2.11 x 2.43)

Bathroom
6'7" x 5'6" (2.01 x 1.68)



Bedroom
11'6" x 12'8" (3.51 x 3.88)

Bedroom
10'5" x 10'2" (3.20 x 3.11)

Garden/Outouse Building



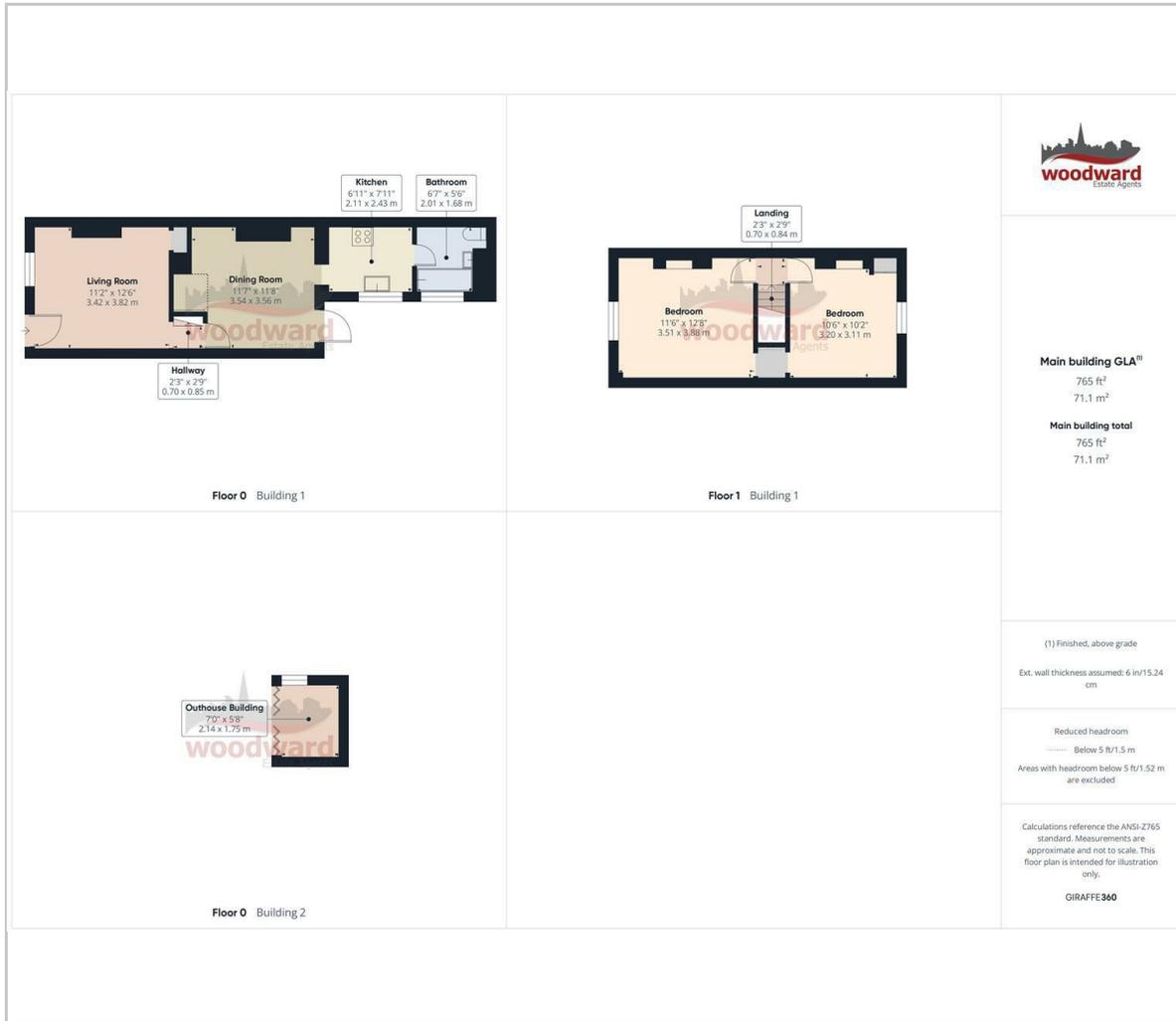
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Floor Plan



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

