



**Connells**

Bouverie Road  
HARROW



### Property Description

Connells are delighted to offer to the market this well-presented two bedroom end of terrace family home, ideally located on the popular Bouverie Road in Harrow.

This attractive property offers generous living accommodation throughout and further benefits from both front and rear gardens, permit parking, and a garage en bloc, making it an excellent opportunity for first-time buyers, families, or investors alike.

The ground floor comprises two spacious reception rooms, providing flexible living and dining space ideal for modern family life or entertaining guests. The reception rooms are filled with natural light and offer a comfortable and welcoming atmosphere.

To the rear, the property features a fully fitted kitchen, complete with a range of wall and base units and ample worktop space, with direct access to the rear garden.

To the first floor, the property boasts two well-proportioned bedrooms, both offering excellent space for furnishings and storage. Completing the accommodation is a family bathroom, fitted with a suite to serve the household.

Externally, the home benefits from a private rear garden, perfect for outdoor dining and relaxation, along with a front garden enhancing the property's kerb appeal. Additional advantages include permit parking and a garage en bloc, providing valuable off-street storage or parking options.

Ideally situated within close proximity to local shops, schools, and transport links.

### Entrance Porch

Double glazed window and door to the front

### Lounge

Double glazed patio door to the rear, double

glazed windows to the side, carpet, radiator

### Kitchen

Double glazed window to the front, radiator, tiled walls and floor, wall and base units, worktops, 1 1/2 bowl sink, mixer tap, space for washing machine and fridge freezer, electric hob and oven.

### Landing

cupboards, light carpet

### Bedroom One

Double glazed window to the rear, radiator, fitted wardrobes, carpet, cupboard

### Bedroom Two

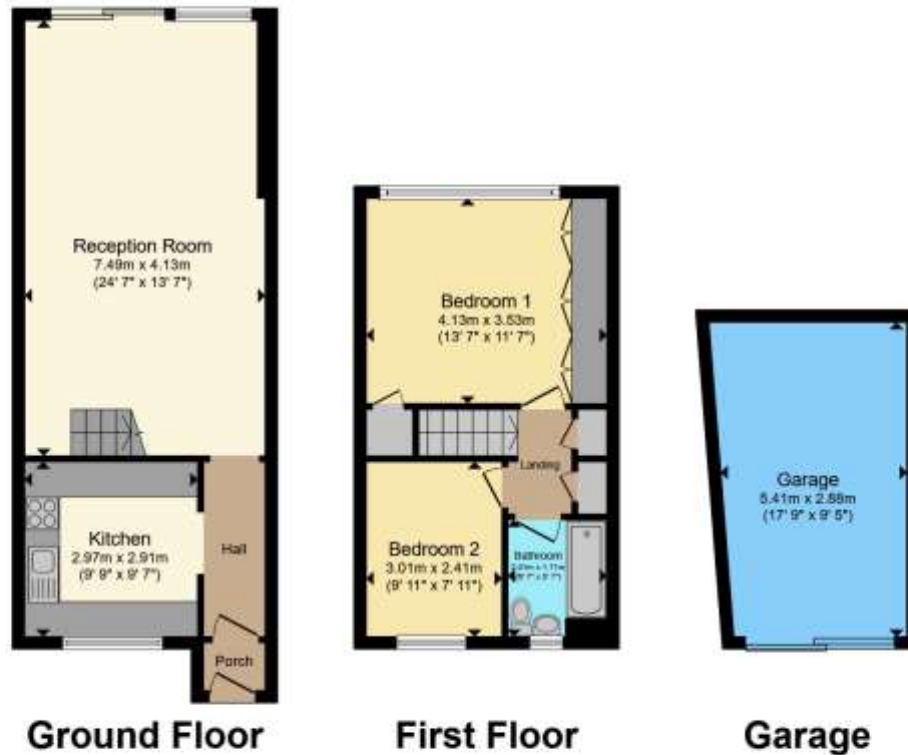
Double glazed window to the front, radiator, carpet

### Bathroom

Bath and shower, wash hand basin, tiled walls, double glazed window to the front, low level WC







Total floor area 93.1 m<sup>2</sup> (1,002 sq.ft.) approx

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.propertybox.io

**Connells**



To view this property please contact Connells on

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182 Station Road  
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EPC Rating: Council Tax  
Awaited Band: D

**view this property online [connells.co.uk/Property/HRW312604](https://www.connells.co.uk/Property/HRW312604)**

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.

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