Butler Road

Harrow • • HA1 4DS
Asking Price: £450,000

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A well-presented two-bedroom home offering practical and comfortable living accommodation, ideally suited to first-time buyers, downsizers or investors. The property features a bright and spacious reception and dining room to the front, providing an inviting space for both relaxing and entertaining, while the separate kitchen offers ample storage and workspace with convenient access through to the rest of the home. The accommodation further comprises two bedrooms and a family bathroom, all arranged across a thoughtfully laid out single-level design. To the rear, the property benefits from an impressive private garden measuring approximately 121'1 in length, offering excellent outdoor space for families, gardening enthusiasts or those who enjoy entertaining during the warmer months. A detached shed/outbuilding provides valuable additional storage or potential for a variety of uses such as a workshop or hobby space.

Situated in a popular residential location in Harrow, the property enjoys a convenient setting close to local amenities, transport links and green open spaces, making it an excellent opportunity for a range of purchasers.

TWO BEDROOM

GROUND FLOOR

MAISONETTE

LARGE PRIVATE GARDEN

PERIOD FEATURES

LARGE LIVING ROOM

MODERN KITCHEN

SOUGHT AFTER WEST HARROW

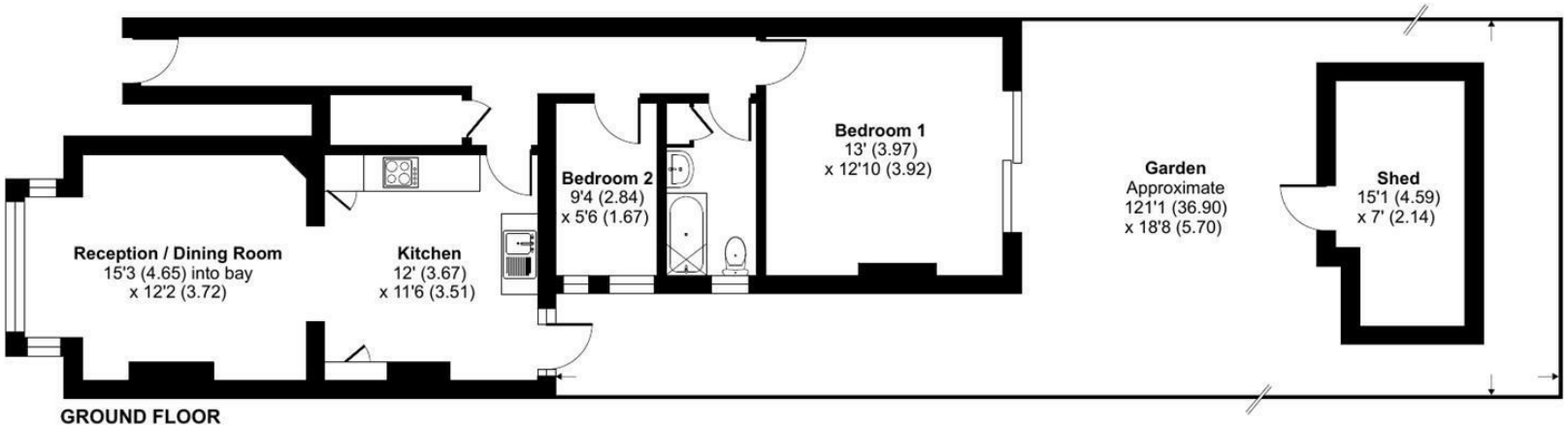
WALKING DISTANCE TO MULTIPLE STATIONS

837 SQ.FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

Butler Road, Harrow, HA1

Approximate Area = 749 sq ft / 69.5 sq m
Outbuilding = 88 sq ft / 8.1 sq m
Total = 837 sq ft / 77.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Coopers. REF: 1456538

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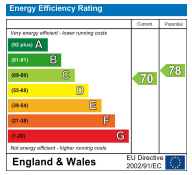

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.