

Connells

Cambridge Road
Harrow

# Cambridge Road
# Harrow HA2 7LB

for sale offers in excess of
**£650,000**







## Property Description

Connells are pleased to offer to the market this beautifully presented four-bedroom semi-detached family home, ideally positioned on the ever-popular Cambridge Road in Harrow.

The ground floor welcomes you with a bright and airy entrance hallway leading to a generous front reception room, ideal for formal entertaining or family relaxation, a spacious open-plan kitchen/dining area, beautifully appointed with contemporary units and ample work surfaces, providing the perfect hub of the home. Complementing the ground floor accommodation is a practical downstairs cloakroom, the master bedroom and en-suite. Upstairs, the property boasts three further well-proportioned bedrooms, thoughtfully arranged to suit both family living and home-working needs, a family shower room serves the remaining bedrooms, finished to a high standard with quality fittings throughout as well as a separate utility room, offering further storage and space for appliances

Externally, the home features a private rear garden, ideal for outdoor dining and entertaining during the warmer months. A garage provides secure parking or excellent storage potential.

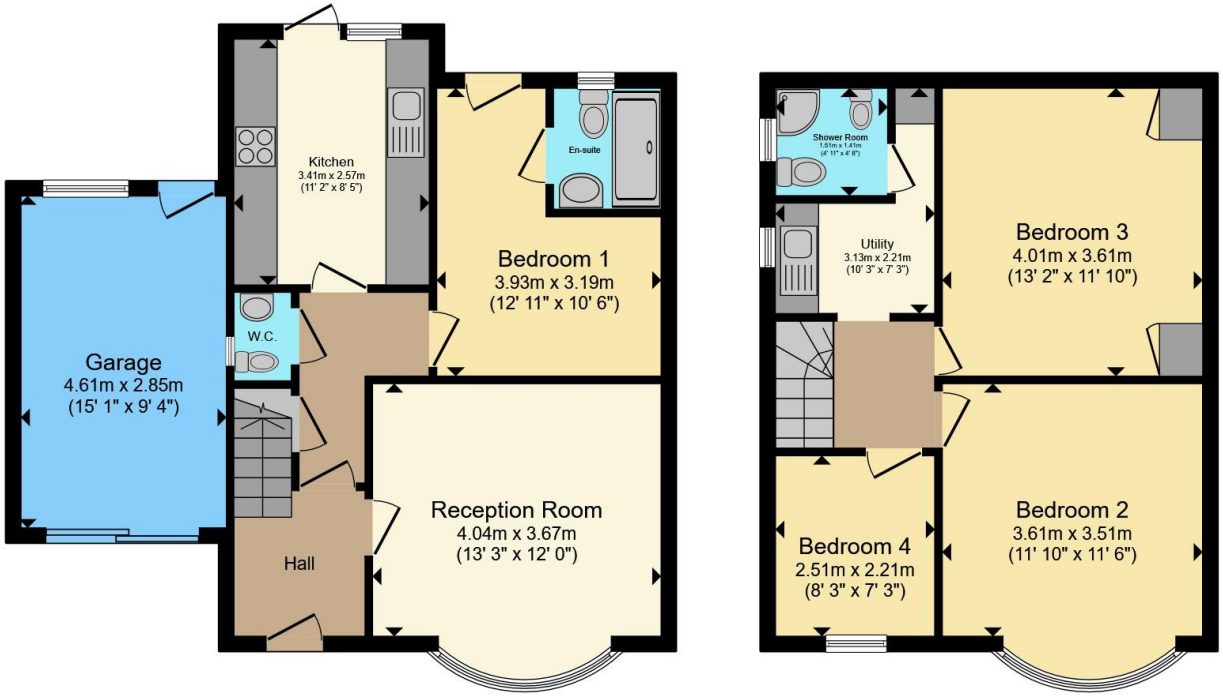
Situated on Cambridge Road, the property enjoys excellent access to local amenities, sought-after schools, recreational spaces and convenient transport links into Harrow Town Centre, Central London and surrounding areas. This exceptional home offers a wonderful opportunity for families looking for both space and a superb location.

## Agents Note:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.








**Ground Floor** **First Floor**





Total floor area 107.8 m² (1,160 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
HARROW HA1 2RH

EPC Rating: D

Council Tax Band: E

**view this property online connells.co.uk/Property/HRW312809**

Tenure: Freehold

The Property Ombudsman

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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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.