ROBERTSON PHILLIPS
Estate Agents, Valuers,
Lettings and Property Management

262a Uxbridge Road, Hatch End,
Pinner, Middlesex HA5 4HS
Tel: 020 8428 7161

Email: pinner@robertsonphillips.co.uk

Harrow: 020 8863 1122
Lettings: 020 8421 4847

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Southfield Park, Harrow

Guide Price £549,950

A Three Bedroom Detached Property With Lots of Potential to Extended Further STPP.

Located on one of North Harrows most desirable roads, popular for its diverse range of property types and styles and only five minutes' walk to North Harrow Tube Station (Metropolitan Line) shops and eateries. Highly regarded primary and secondary schools are also nearby, including Nower Hill and Vaughan primary school. This detached property is offered for sale with no chain and benefits from having double glazed windows, two reception rooms, three bedrooms, family bathroom, spacious kitchen and downstairs cloakroom. Additional benefits include off street parking to the front and a double garage to the rear accessed via a shared driveway. Please note this property recently received some water damage from a water tank failure in the loft space. Due to this the property will require a small level of refurbishment.

Ground Floor

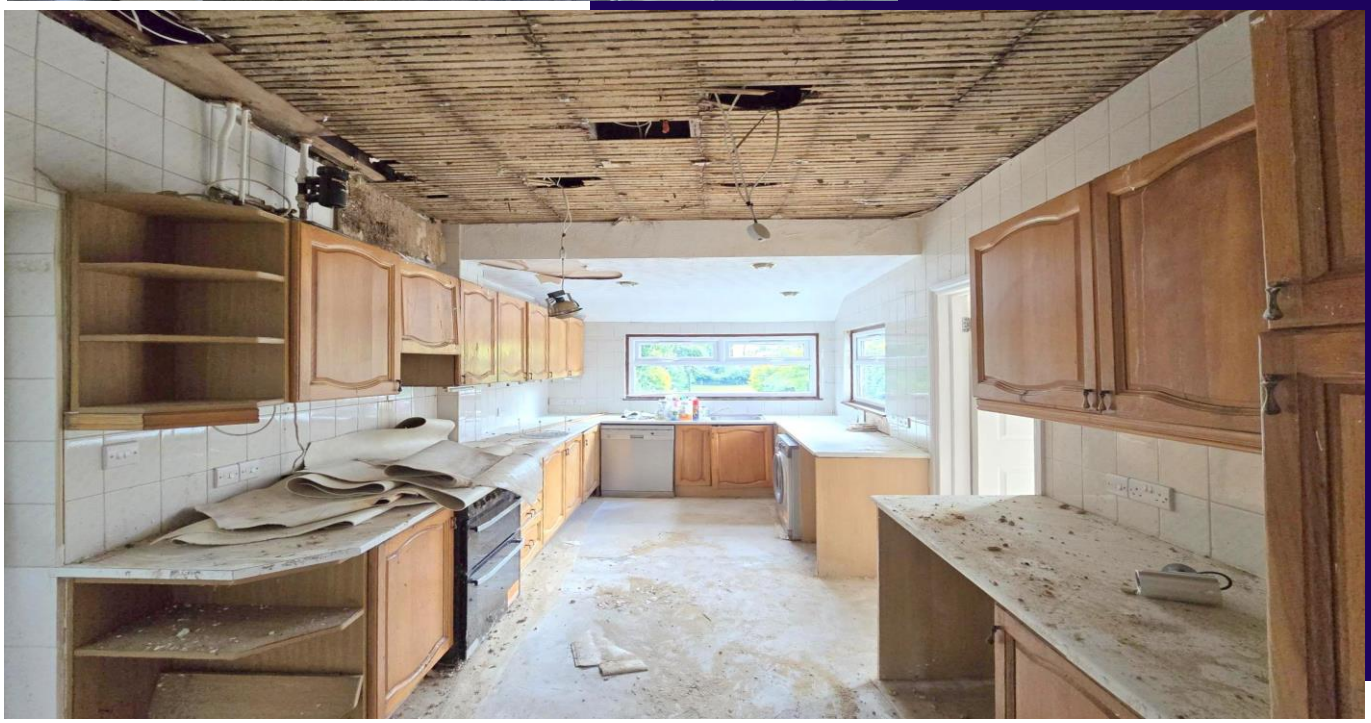
Hall 5.05m (16'7") x 0.78m (2'7")
Two windows to front, Storage cupboard, stairs, and door to:

WC 1.11m (3'8") x 0.69m (2'3")
Low level wc and small wash hand basin.

Kitchen 16' 9" x 8' 2" (5.10m x 2.49m)
Spacious kitchen with window to rear and side, door to garden.

Living Room 13' 2" x 12' 8" (4.01m x 3.86m)
Bow window to front, door to:

Dining Room 13' 2" x 10' 4" (4.01m x 3.15m)
Open plan, patio door to the garden.



First Floor

Bedroom 1 13' 2" x 12' 0" (4.01m x 3.65m)
Bow window to front, fitted wardrobes.

Bedroom 2 13' 2" x 11' 9" (4.01m x 3.58m)
Window to rear, fitted wardrobes.

Bedroom 3 10' 0" x 7' 3" (3.05m x 2.21m)
Window to rear, Storage cupboard housing the immersion heater.

Bathroom 8' 9" x 6' 10" (2.66m x 2.08m)
Fitted with four piece suite comprising, deep panelled bath, pedestal wash hand basin and shower enclosure, window to front.

Garden 120' 0" x 0' 0" (36.55m x 0.00m)
Beautiful garden with a patio area, a mixture of mature shrubs and trees and a hidden double garage to the rear which is accessed via a shared drive.

Front Drive
Dropped kerb with parking for two/three vehicles.

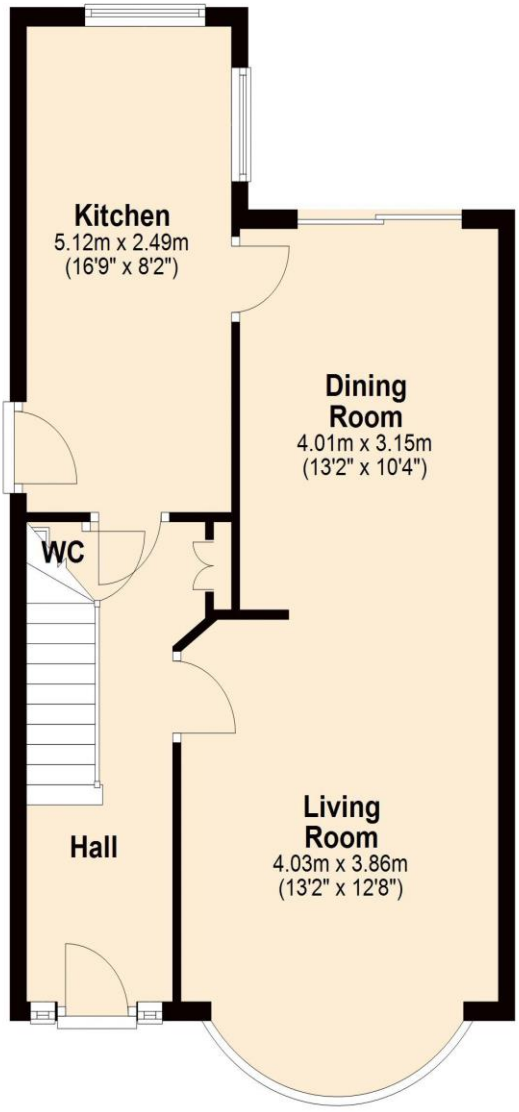
Council Tax Band: F
EPC Rating: D
Tenure: Freehold

KEY FEATURES:

● Detached ● No Chain ● Three Bedrooms ● Family Bathroom ● Kitchen/Breakfast Room ● Through Lounge
● WC ● 120FT Plus Garden

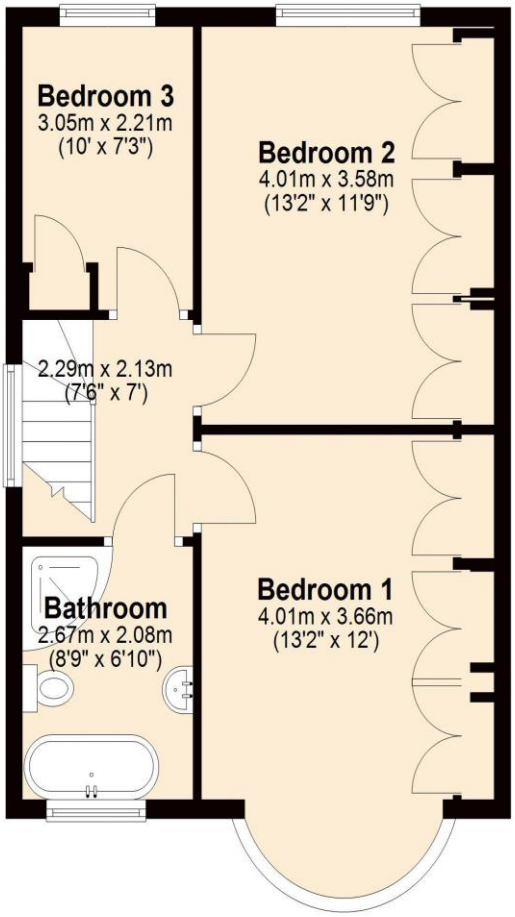
Ground Floor

Approx. 52.6 sq. metres (566.7 sq. feet)



First Floor

Approx. 48.4 sq. metres (520.8 sq. feet)



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.