



*The Bloxham Partnership*

**Bedford Road, Harrow**  
**£690,000**

An Extended House with Garage & Parking in Harrow's Popular County Roads | Freehold

KNOWLEDGE | EXPERIENCE | INTEGRITY

## THE PROPERTY

"Launch Event" Saturday 5th April | Proceedable Buyers, Please Call for your Appointment Time! | In an excellent location within Harrow's 'County Roads' this extended and loft-converted house benefits from a garage with parking accessed via Pinner View behind. Well presented and offered for sale chain-free, this is an opportunity for a family seeking good accommodation close to excellent schools, train links to London and town centre amenities.

The ground floor has been extended with a large conservatory-type extension, leaving the possibility of opening it up to a large kitchen/dining and family room in addition to the separate lounge at the front. The upper two floors comprise four bedrooms and 2 bathrooms, with the attic having been converted around 2007 and featuring a lovely view along with an en-suite shower room.

Other benefits include gas-fired central heating, double glazed windows, an excellent 'C' EPC Rating and a garden with timber shed. The detached garage and parking is a great benefit, with on-street permit parking also available on Bedford Road. We recommend early viewing of what is sure to be a popular Freehold house.

This area is a popular Harrow location being a quiet and convenient spot around 1/4 mile from the bustling town centre, which features a choice of supermarkets including the nearby Morrisons, 2 covered shopping centres, Vue Cinema, gymnasiums and other amenities.

Travel and education are both strong draws to the area, with Harrow on the Hill station providing fast Metropolitan Line/Chiltern Line services to Baker Street & on to Aldgate or Marylebone respectively. There are also good road links to the Home Counties and London airports, plus parks and green spaces nearby.

## THE ACCOMMODATION (See Floorplan for Room Sizes)

Entrance Hall  
Lounge  
Dining Room open-plan to;  
Conservatory  
Kitchen

First Floor Landing;  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Family Bathroom

Second Floor;  
Master Bedroom  
En-Suite Shower Room

## OUTSIDE

Front garden.  
Rear garden is of a good size with newly seeded area of lawn and pathway leading to the shed, rear access gate and garage.

## GARAGE & PARKING

Single garage with parking area accessed via Pinner View to the rear. Also, on-street parking via residents permit available from the Local Authority. A CPZ is in operation from 10am - 11am & 2pm - 3pm Mon - Friday.

## OUT & ABOUT

- Harrow is an attractive and accessible suburb of North-West London, largely developed since the late 1800's so with a core of Victorian and Edwardian homes and excellent schools for all ages.
- Many roads have tree-lined pavements with parks and shops never far away. The many excellent state, church and private schools throughout the area are an added draw.
- Excellent rail transport links from Harrow on the Hill station provide fast access to London. Metropolitan Line 17 minutes to Baker Street/35 minutes to Aldgate. Chiltern Line 15 minutes to Marylebone.

- Harrow & Wealdstone station is another great option, being on the Bakerloo Line to Elephant & Castle and also the Overground Line which takes 26 minutes to Euston.
- Major road links nearby include the A40(M), M25, M40 and M1. All the London airports are conveniently within reach.
- Education - The area is renowned for its standard of education, with a choice of state, private and church schools. Former PM, Sir Winston Churchill was educated here, at Harrow School.
- Leisure and Recreation - Harrow has a multi-screen Vue Cinema, an abundance of parks and open spaces, cultural centres and sporting facilities including golf courses.
- Dining and Entertaining - There are many options throughout the Borough, with Harrow on the Hill featuring independent coffee shops, cocktail bars and a choice of pub restaurants.

#### ADDITIONAL INFORMATION

EPC Rating: 69/C

#### MATERIAL INFORMATION

Utility Supplies – Connected to all Mains Services (Water/Drainage, Electricity & Gas)

Council Tax Band: D (Harrow London Borough Council )

Tenure: Freehold

Parking options: Garage, Off Street

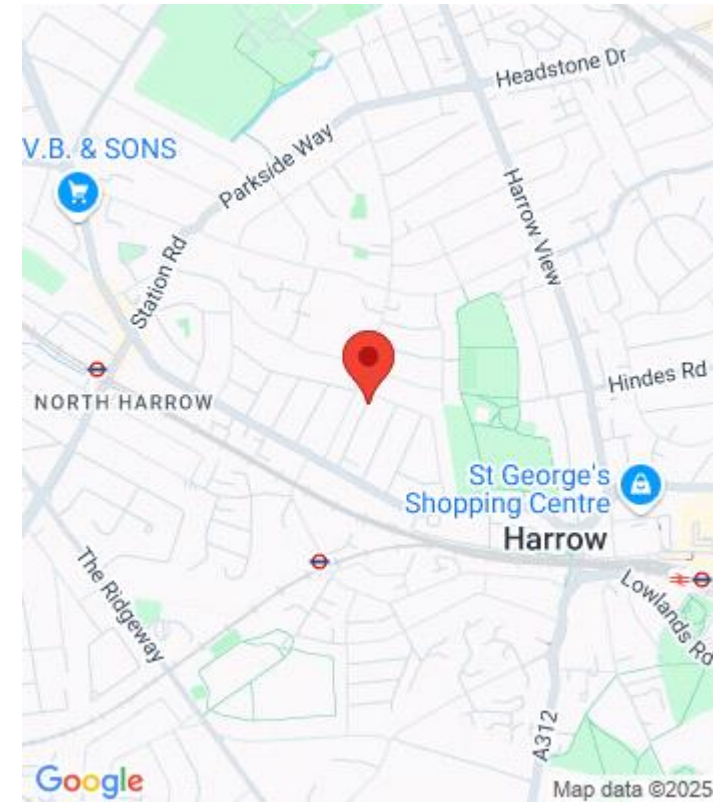
Garden details: Rear Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

**Approximate Gross Internal Area 1260 sq ft - 117 sq m**  
**"Excluding Garage"**

Ground Floor Area 527 sq ft – 49 sq m  
 First Floor Area 443 sq ft – 41 sq m  
 Second Floor Area 290 sq ft – 27 sq m  
 Garage Area 165 sq ft – 15 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	85

England & Wales EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Viewing by appointment only  
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