



## The Gardens

Harrow, HA1

**£575,000**



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Welcome to this well-proportioned 3-bedroom end-of-terrace house nestled in the desirable neighbourhood of West Harrow.

Thoughtfully extended to the rear, this home now features a convenient downstairs shower room, adding both practicality and comfort to everyday living. Additionally, with potential for a loft conversion, subject to planning permissions, there's ample opportunity to further enhance this property to suit your needs.

Outside, both front and rear gardens provide peaceful retreats, perfect for enjoying outdoor leisure or hosting gatherings with friends and family.

Conveniently located, with West Harrow tube station just a minute's walk away, offering swift access to London's vibrant city centre and beyond.

For families, the property lies within the catchment area of esteemed schools such as Vaughan Primary School, Whitmore School, and Nower Hill School, all boasting an 'Outstanding' rating by Ofsted, ensuring top-quality education for your children.

With its spacious layout, modern amenities, and prime location, this end-of-terrace house presents an exceptional opportunity to create a comfortable and thriving family home in the heart of West Harrow.





**Reception Room**

14'3" x 12'4" (4.35 x 3.76)

**Reception Room**

14'4" x 10'7" (4.38 x 3.23)

**Reception Room**

9'1" x 6'2" (2.79 x 1.88)

**Bathroom**

7'5" x 3'2" (2.27 x 0.98)

**Kitchen**

7'1" x 8'1" (2.18 x 2.47)

**Bedroom**

15'10" x 10'9" (4.85 x 3.30)

**Bedroom**

13'4" x 10'11" (4.08 x 3.33)

**Bedroom**

8'11" x 7'11" (2.73 x 2.43)

**Bathroom**

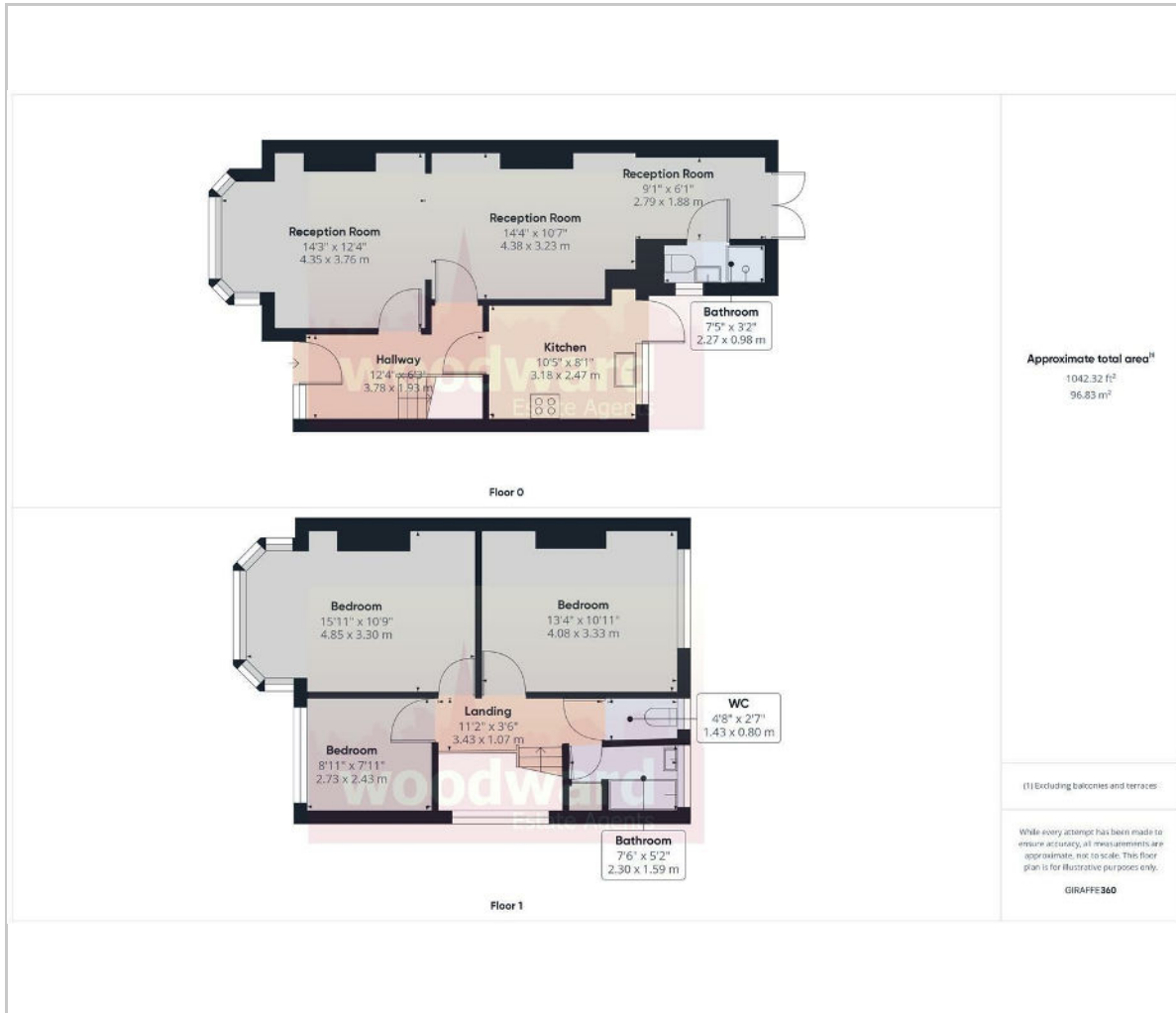
7'6" x 5'2" (2.30 x 1.59)

**W/C**

4'8" x 2'7" (1.43 x 0.80)



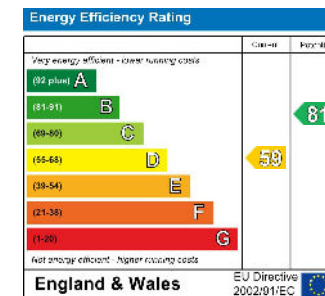
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Woodward Estate Agents Office on 020 8864 8844 if you wish to arrange a viewing appointment for this property or require further information.

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