



Roxeth Hill
Harrow, HA2

Asking price £499,950



Roxeth Hill

Harrow, HA2

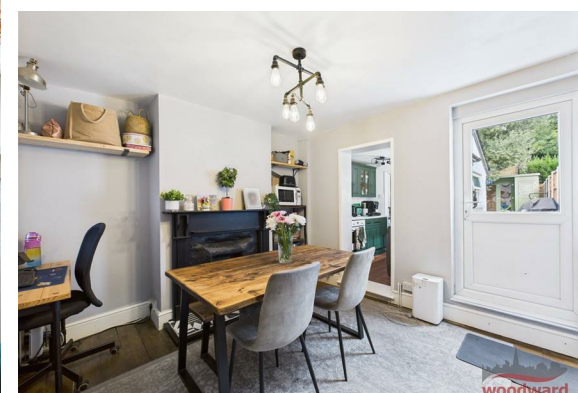
Set on the historic incline of Roxeth Hill, this charming two-bedroom Victorian cottage spans approximately 765 square feet and is offered freehold. Rich with period character and recently updated in parts, the home pairs warm, traditional details with a peaceful outdoor setting and an enviable Harrow location, moments from excellent amenities and transport links.

The cottage unfolds across two well-considered storeys. A welcoming reception area sits at the front of the plan, where high ceilings and a featured fireplace create an inviting atmosphere. Just beyond, the dining room offers a secondary fireplace and leads into a compact yet functional kitchen, arranged for ease of use with garden views through the rear. A newly refurbished bathroom lies at the back of the plan, finished in a clean, neutral palette.

Upstairs, two double bedrooms are positioned on either side of the landing. Each room enjoys soft natural light and a quiet, leafy aspect, with the principal bedroom offering generous proportions and a calming ambiance. Throughout, the interiors carry a subtle nod to the home's Victorian roots, panelled doors and timber flooring in parts all contribute to the sense of heritage.

Outside, a private garden offers a rare retreat, thoughtfully arranged with a lawn, established planting, and a stunning summerhouse, perfect for use as a creative studio, workspace or storage. Street parking is available, while the immediate area enjoys a residential character with a strong sense of community.

The cottage is ideally placed for everyday convenience. Roxeth Hill sits within walking distance of both South Harrow Station (Piccadilly Line) and Harrow-on-the-Hill (Metropolitan and Chiltern Lines), offering fast access to central London. The high street, with its independent cafés, shops, and green spaces, lies just beyond, making this a well-connected and highly desirable corner of north-west London.





Living Room

11'2" x 12'6" (3.42 x 3.82)

Dining Room

11'7" x 11'8" (3.54 x 3.56)

Kitchen

6'11" x 7'11" (2.11 x 2.43)

Bathroom

6'7" x 5'6" (2.01 x 1.68)

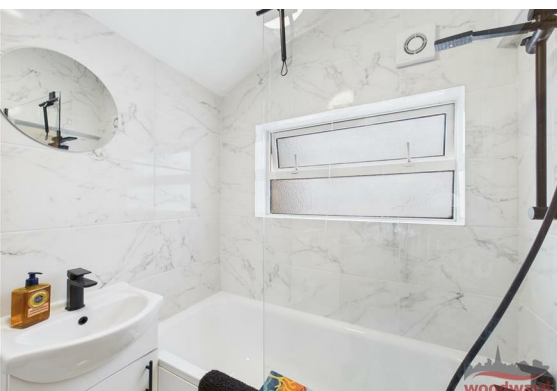
Bedroom

11'6" x 12'8" (3.51 x 3.88)

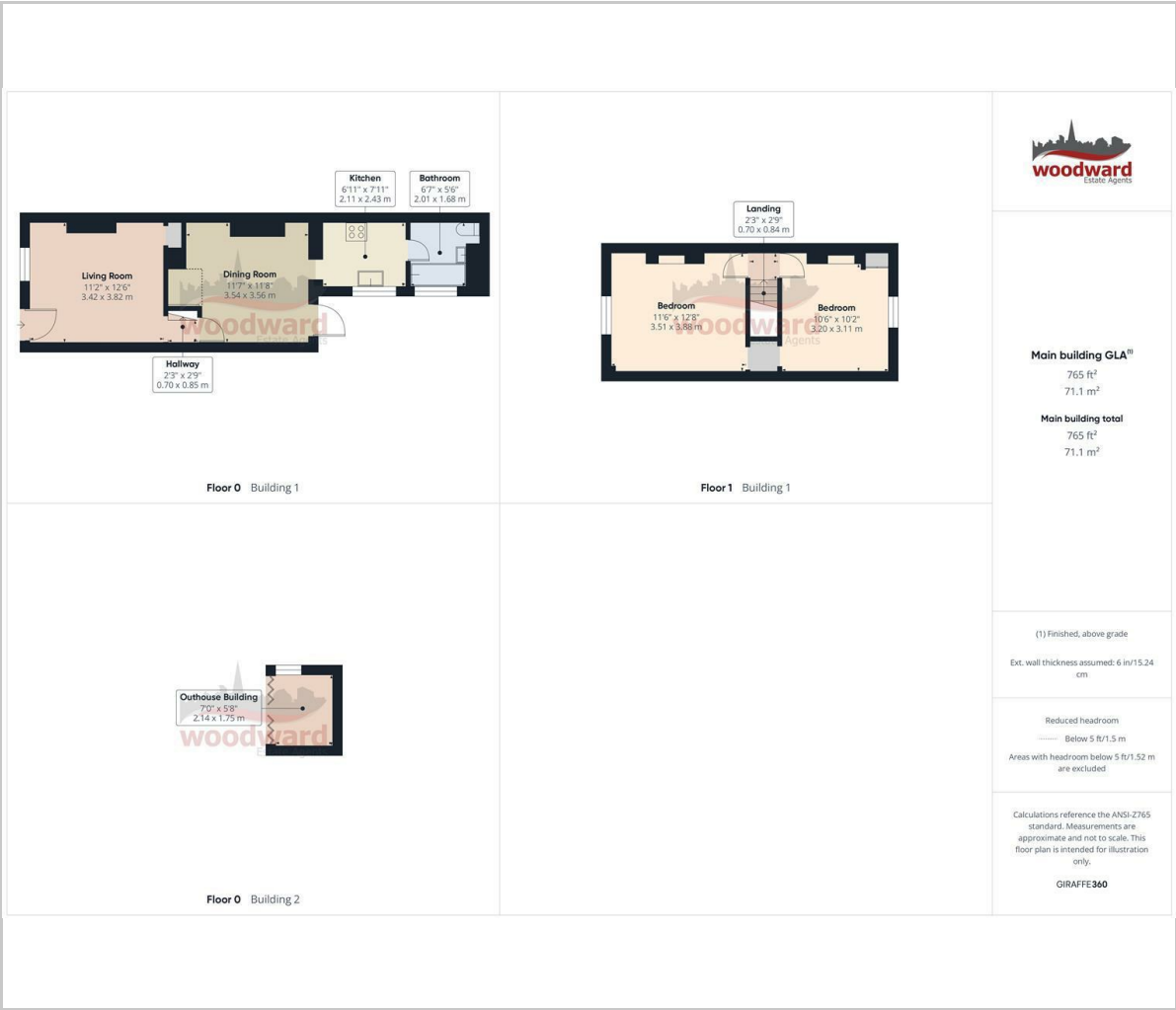
Bedroom

10'5" x 10'2" (3.20 x 3.11)

Garden/Outhouse Building



Floor Plan



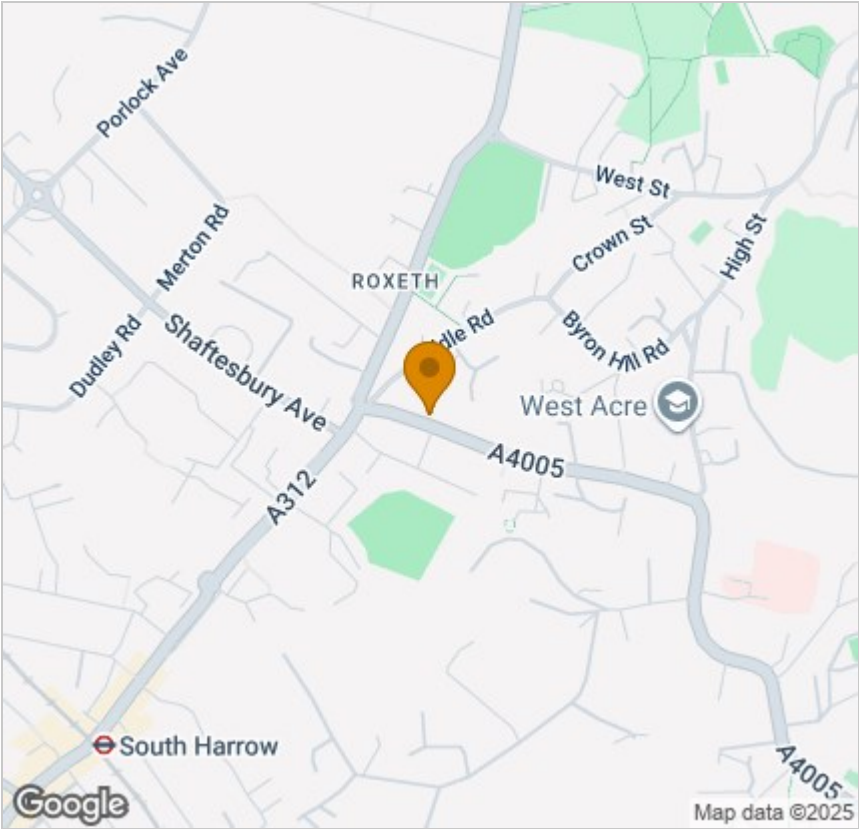
Viewing

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.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

The Old Fire Station 90 High Street, Harrow-on-the-Hill, Middlesex, HA1 3LP
Tel: 020 8864 8844 Email: info@woodward.co.uk <https://www.woodward.co.uk>

Area Map



Energy Efficiency Graph

