

South Hill Avenue

Harrow, HA1

£1,700,000

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Occupying a generous corner plot in Runnelfield, this distinctive 1960s chalet style detached house has been thoughtfully extended for contemporary family life. It's steep gabled form and weatherboarded upper storey are softened by mature planting, while the house and detached outbuilding together extend to approximately 3,226 sq ft.

The ground floor unfolds through a series of generous living spaces. At its centre, a reception room extending to over 25 ft opens directly to the garden through wide glazed doors, with warm timber flooring. Beyond, the kitchen and dining room extends to over 32 ft, with pale green cabinetry, dark stone worktops and an easy connection to the garden. Two further reception rooms, a utility room, bedroom and bathroom add flexibility.

Upstairs are three further bedrooms, an office that can also serve as a bedroom, and two bathrooms.

The detached outbuilding is a significant part of the property. A double bedroom and large double garage occupy the ground floor, while the first floor is arranged as a gym with its own bathroom. It creates an unusually versatile secondary space for guests, older children, work or leisure.

Runnelfield is a small 1960s cul-de-sac of predominantly detached houses adjoining the older South Hill Avenue estate. The area is characterised by generous plots, mature greenery and a notably quiet atmosphere. The surrounding streets developed from the late 19th century onwards, with parts later shaped by Garden Suburb principles.

Harrow on the Hill Village, Church Fields and Waitrose are close by, while Harrow on the Hill, South Harrow and Sudbury Hill stations provide connections into central London. Orley Farm, John Lyon and St Anselm's are among the well regarded schools nearby.







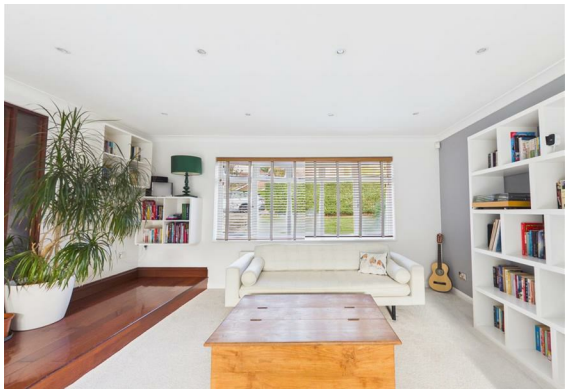


















Living Room
15'0" x 20'8" (4.59 x 6.30)

Living Room
11'5" x 12'5" (3.49 x 3.79)

Bedroom
11'1" x 8'9" (3.39 x 2.68)

Living Room
16'6" x 25'7" (5.03 x 7.80)

Kitchen/Dining Room
10'0" x 32'6" (3.05 x 9.91)

Bathroom
5'10" x 6'9" (1.79 x 2.06)

Office/Bedroom
8'4" x 9'6" (2.56 x 2.91)

Bedroom
8'5" x 10'6" (2.57 x 3.21)

Bedroom
11'4" x 14'9" (3.47 x 4.50)

Bathroom
5'10" x 7'4" (1.80 x 2.25)

Bedroom
13'9" x 12'8" (4.20 x 3.87)

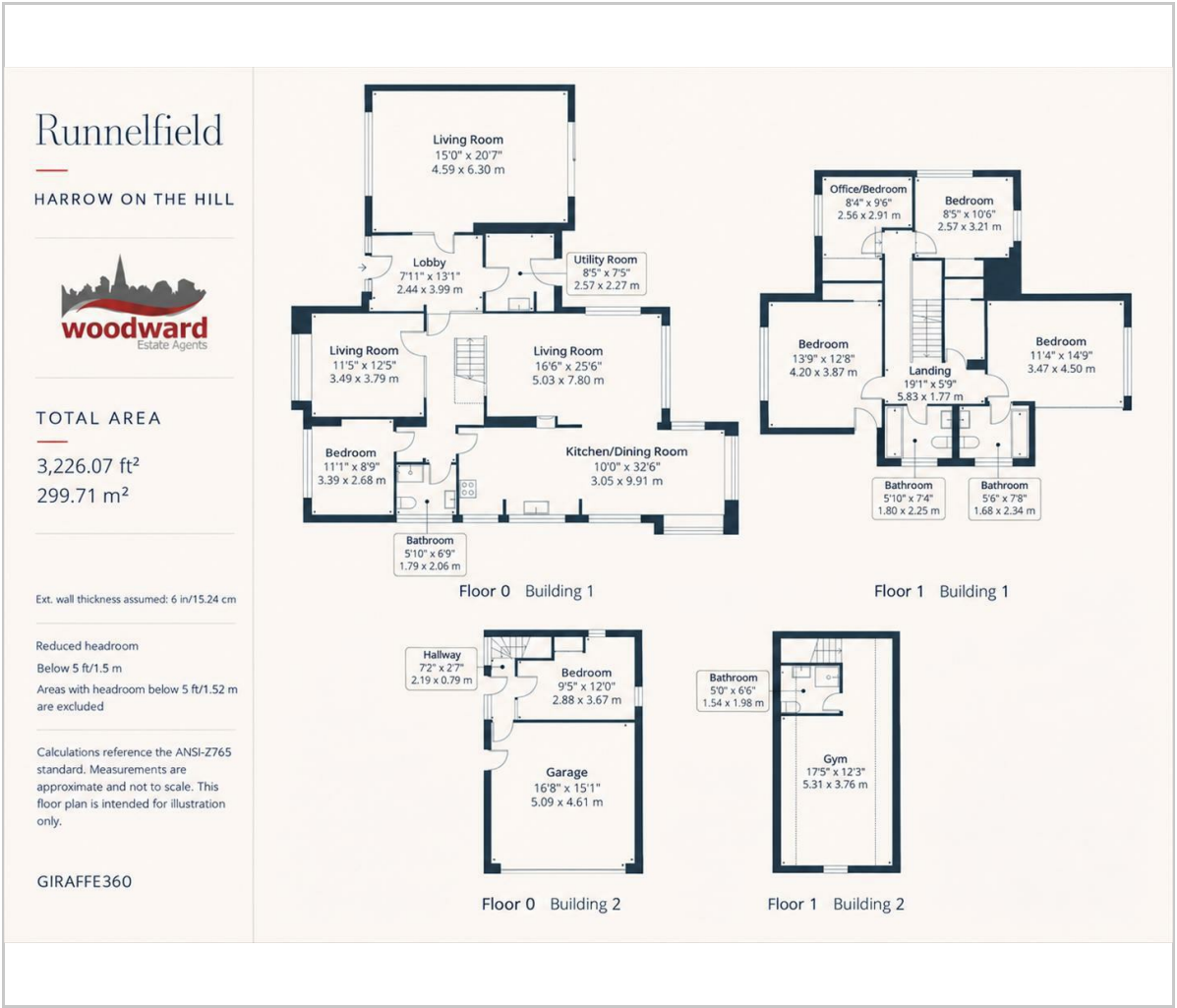
Garage
16'8" x 15'1" (5.09 x 4.61)

Bedroom
9'5" x 12'0" (2.88 x 3.67)

Gym
17'5" x 12'4" (5.31 x 3.76)

Bathroom
5'0" x 6'5" (1.54 x 1.98)

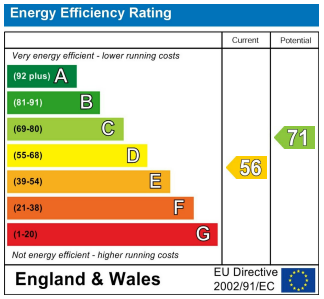
Floor Plan



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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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