woodward
Estate Agents

Roxeth Hill

Harrow, HA2

Guide price £475,000

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Roxeth Hill

Harrow, HA2

Set along Roxeth Hill on the lower slopes of Harrow on the Hill, this mid terrace townhouse extends to over 1,500 sq ft across three floors, offering generous proportions and excellent natural light.

The ground floor includes a downstairs shower room and W.C, storage room, converted from the garage, and a reception room leading to a conservatory with direct access to the garden.
The first floor features a living room opening onto a balcony and a sizeable kitchen. Above are three additional bedrooms and a family bathroom.

The rear garden is private and enclosed, with off street parking to the front. The property also benefits from gas central heating and UPVC double glazing.

Roxeth Hill is close to Harrow on the Hill village, with cafés, restaurants and the station nearby, with fast connections to London.

Auctioneer Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc.
VAT. These services are optional.

Reception room
9'11" x 15'9" (3.03 x 4.82)

Sunroom
8'11" x 15'2" (2.73 x 4.63)

Laundry Room
4'5" x 5'4" (1.37 x 1.63)

Storage Room
13'1" x 7'8" (4.00 x 2.34)

Bathroom
8'5" x 3'10" (2.57 x 1.19)

Balcony
3'4" x 7'6" (1.03 x 2.29)

Living Room
10'8" x 16'0" (3.26 x 4.88)

Kitchen
10'4" x 15'10" (3.17 x 4.84)

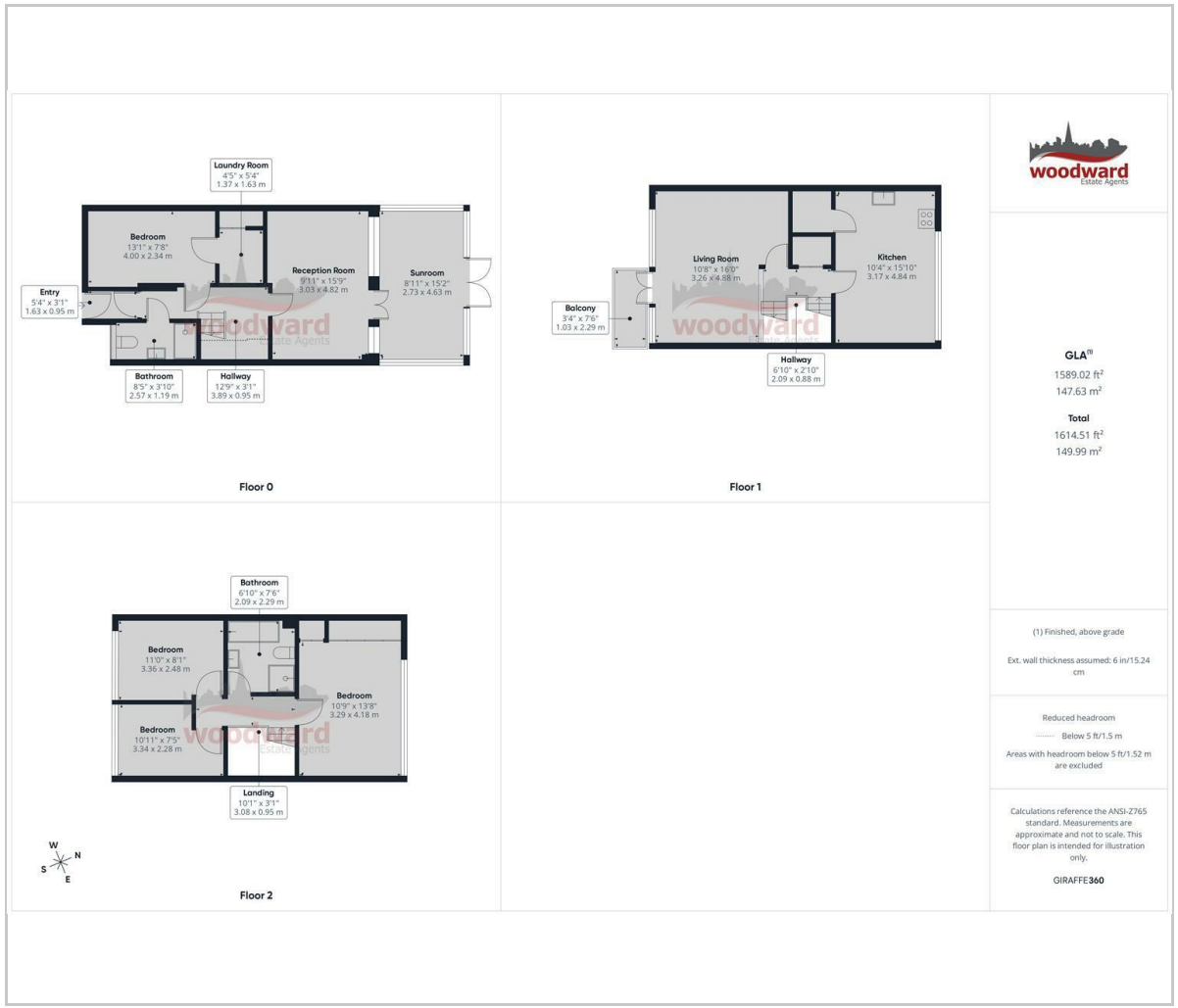
Bedroom
10'11" x 7'5" (3.34 x 2.28)

Bedroom
10'9" x 13'8" (3.29 x 4.18)

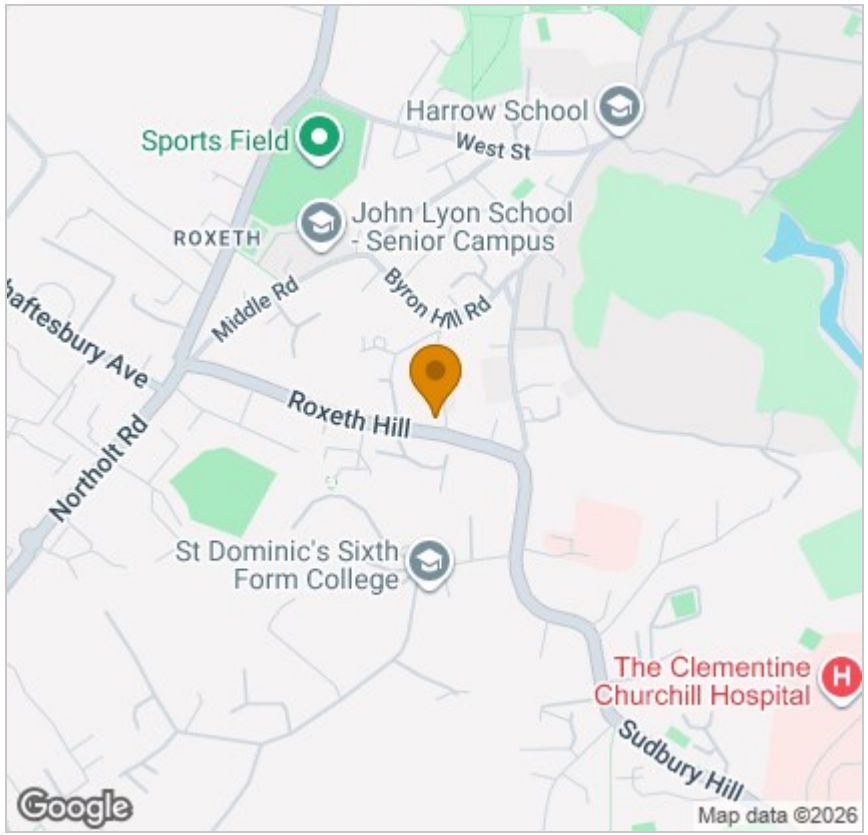
Bedroom
11'0" x 8'1" (3.36 x 2.48)

Bathroom
6'10" x 7'6" (2.09 x 2.29)

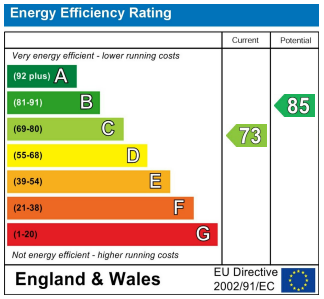
Floor Plan



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.

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.

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