



**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)

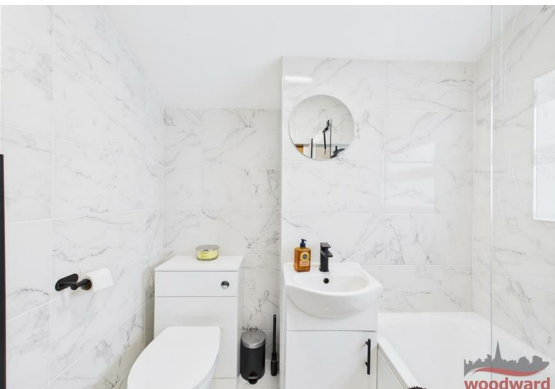
## Bedroom

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

## Bedroom

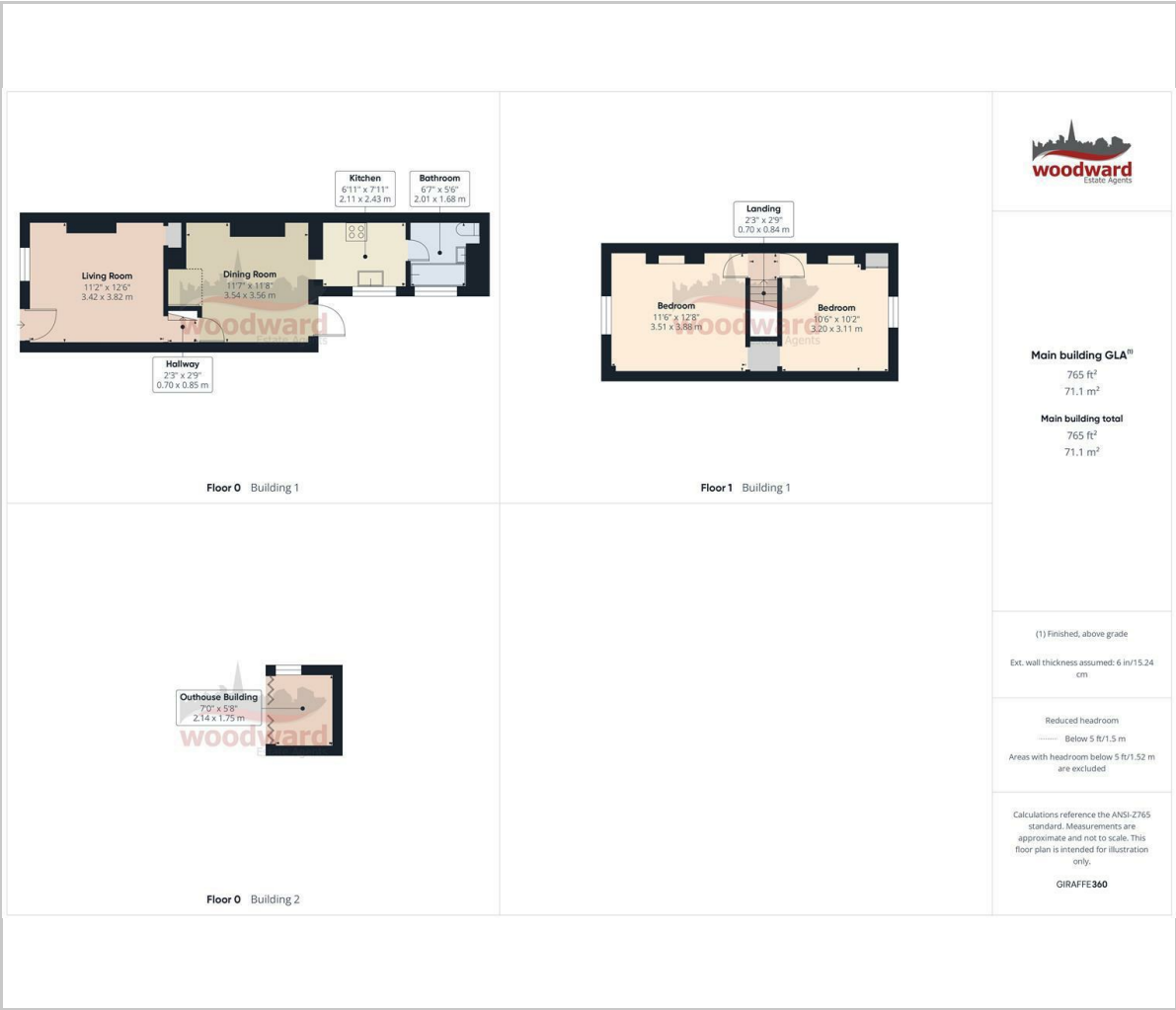
10'5" x 10'2" (3.20 x 3.11)

## 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.

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Area Map



Energy Efficiency Graph

