



16b Nelson Road
Harrow On the Hill, HA1 3ET

£499,995



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Harrow On the Hill, HA1 3ET

A larger than average 2 double bedroom, 2 reception room cottage with its own secure passage way leading to the back garden. The property dates from the mid 1800s and is situated in one of the villages most picturesque streets with views overlooking Harrow School cricket fields to the rear.

The property has retained much of its original character and period features although it is now in need of some sympathetic modernisation & re decoration.

The cottage boasts 2 separate reception rooms with fireplaces, generous kitchen with access to the charming walled garden. To the first floor there are 2 good sized bedrooms and a large bathroom. Scope for a loft conversion subject to usual consents.

A short walk over Church Fields to Harrow on the Hill Metropolitan/Chiltern Line train station and attendant shopping facilities.

The village has a variety of upmarket bars and restaurants for entertaining and open spaces for recreation. Harrow town centre is nearby with a choice of supermarkets and 2 covered shopping centres. There are also many highly regarded private, state schools and church schools nearby, including St Anselms Catholic Primary School, Orley Farm Preparatory school, John Lyon School and the world renowned Harrow School.





Front Door

Lounge

Dining Room

Kitchen

Stairs to First Floor

Landing

Bedroom One

Bedroom Two

Bathroom

Walled Rear Garden

To front of property

Door leading to rear garden

EPC Rating D

Council Tax Band E



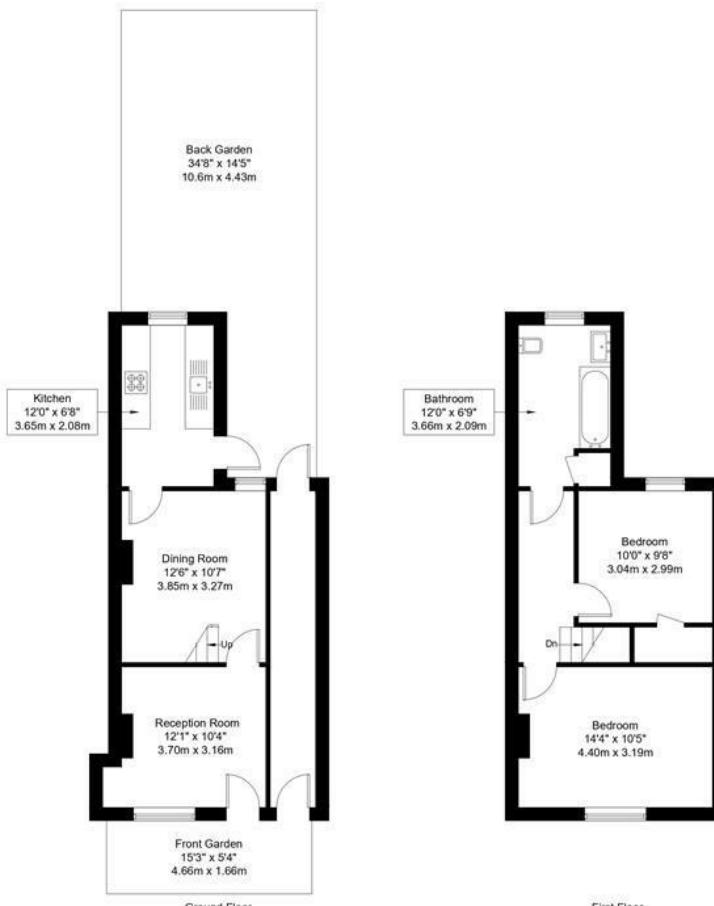
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Approx Gross Internal Area = 79.3 sq m / 854 sq ft

Back Garden = 37.93 sq m / 408 sq ft

Front Garden = 7.74 sq m / 83 sq ft

Total = 124.97 sq m / 1345 sq ft



Ref :

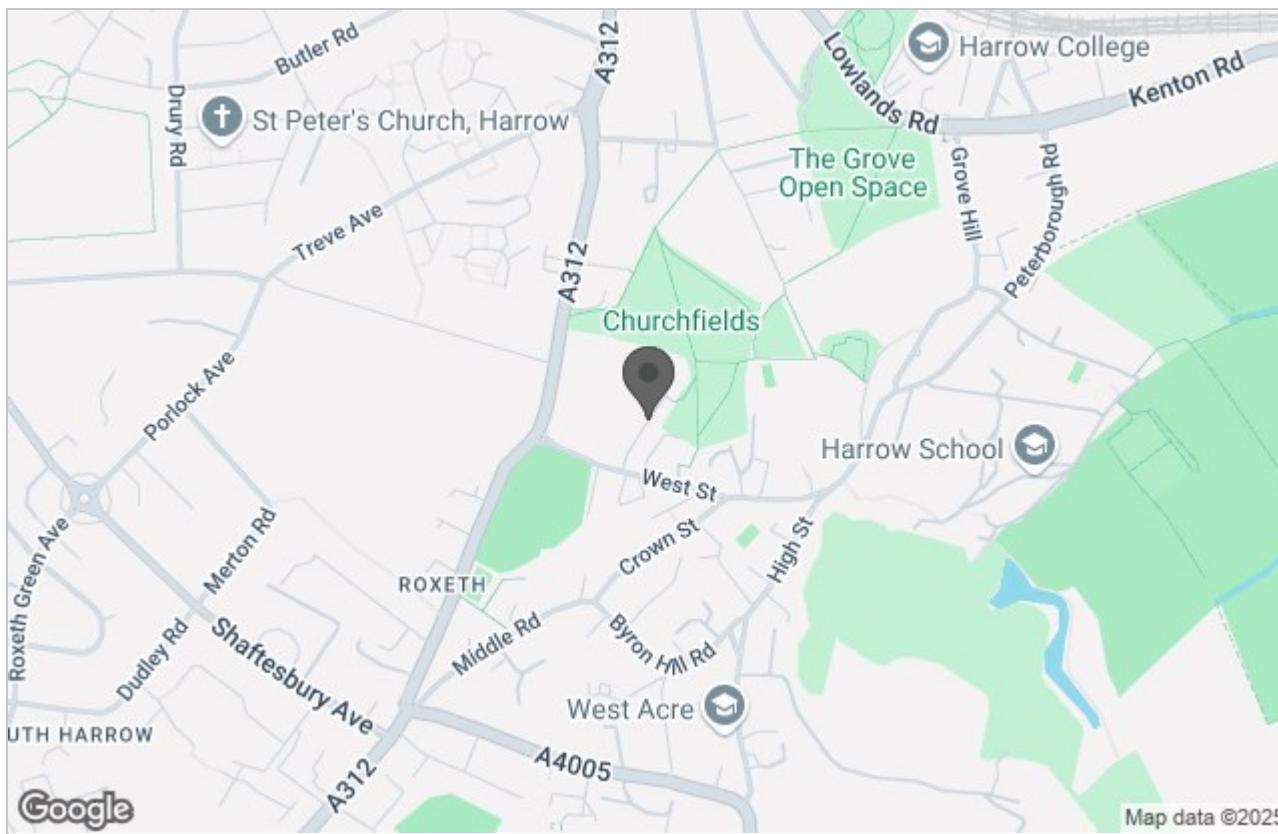
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PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan.

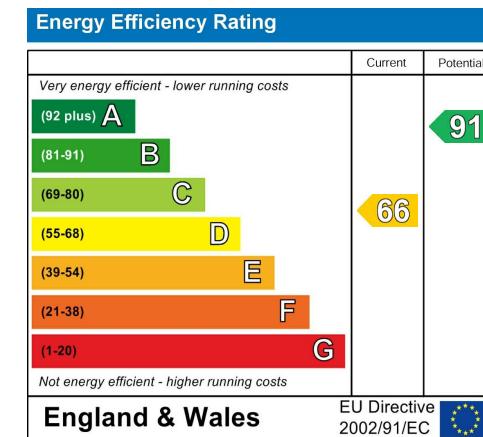
If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Area Map



Energy Efficiency Graph



Viewing

Please contact our Harrow on the Hill Office on 020 8422 3333 if you wish to arrange a viewing appointment for this property or require further information.

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