



Kingwell South Hill Avenue
Harrow on the Hill, HA1 3PB

Price Guide £1,850,000



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A Stunning 5 Bedroom, 2/3 Reception Room, 3 Bathroom Character Detached Residence located on the sought after Private Gated South Hill Estate. This attractive family home has been completely refurbished & extended by the present owners whilst retaining much of its former character and period features.

The stylish property boasts beautiful light filled interiors with a generous 28'8 x 18'7 open plan south facing Living Room and an impressive 22'6 x 18'6 Kitchen/Diner with a comprehensive range of quality integrated appliances & bi fold doors to the rear garden.

The third reception room has been designed with an en-suite, ideal for a variety of uses such as a bedroom/Guest suite. Large utility room & Guest Cloakroom To the First Floor are 5 well proportioned bedrooms and two luxury fitted bathrooms.

Further benefits include: oak flooring to the ground floor with under floor heating, part air conditioning, gas fired central heating, triple glazing, large south facing garden with extensive wooden decking & summer house/office, integral double garage accessed via own drive.

The area is particularly well served for outstanding schooling including Orley Farm Preparatory School (2 minutes walk) John Lyon, St Dominic's Sixth Form College and the renowned Harrow School and is very convenient for Sudbury Hill Piccadilly & National Rail Stations & South Harrow's Piccadilly Line Station.

Harrow on The Hill, one of London's 'hidden gems', an exclusive residential area with many green spaces and all the attractions of village life with its historic High Street, array of period buildings, coffee shops, bars and restaurants. Harrow Town Centre with its multiple retail, leisure, transport facilities and Metropolitan/Chiltern Line Station is close at hand.

Entrance Hall





Guest Cloakroom
Living Room
Kitchen/Dining Room
Reception Room/Study/Guest Suite
En-Suite /Wet Room
Utility Room
Stairs to First Floor
Landing
Bedroom One
Bedroom Two
Bedroom Three
Bedroom Four
Study/Office
Family Bathroom
Shower Room
Integrated Double Garage
Outside
Own Drive/Off Street Parking
Extensive Landscaped Rear Garden
Council Tax Band H
Outbuilding/Office



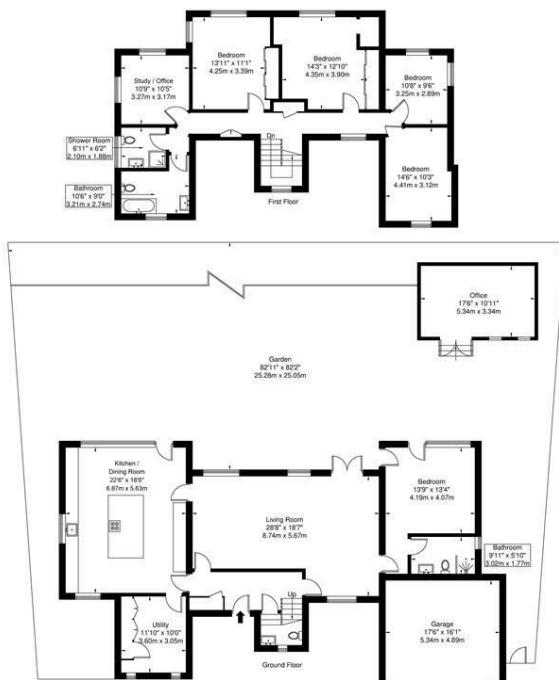
Floor Plan

Kingwell, South Hill Avenue, HA1 3PB

Approx. Gross Internal Area = 236.0 sq m / 2540 sq ft

Office / Garage = 44.1 sq m / 475 sq ft

Total = 280.1 sq m / 3015 sq ft



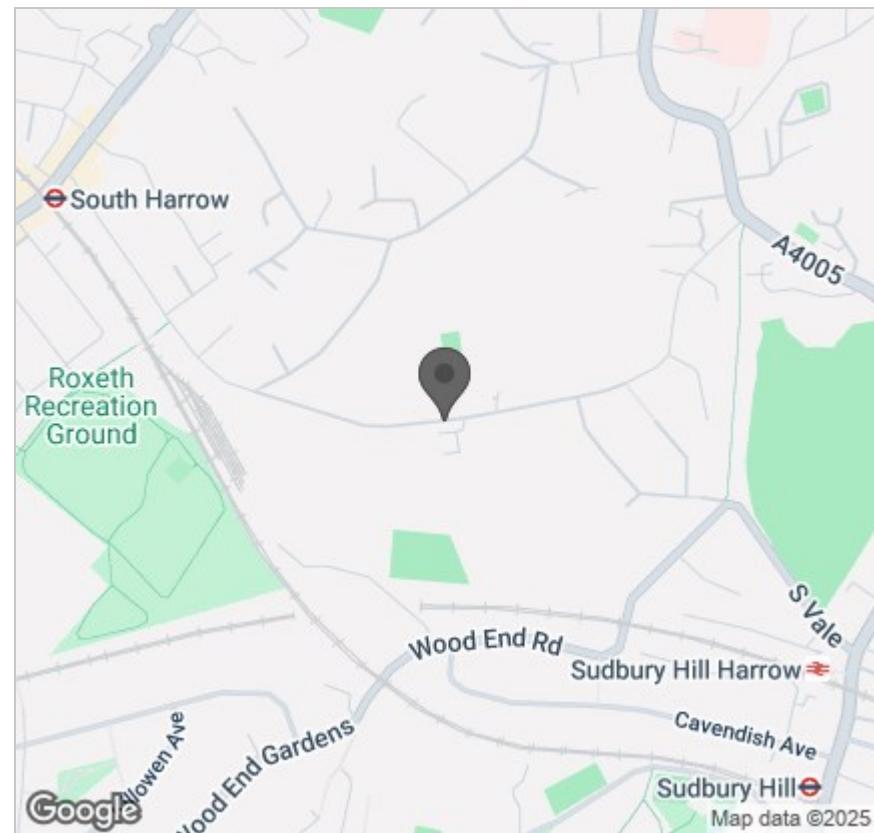
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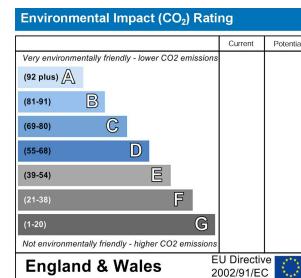
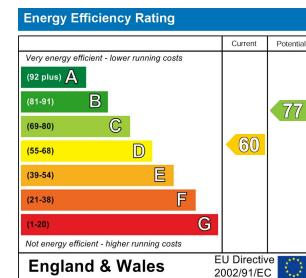
BLEU
PLAN

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. 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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