



Linden Cottage South Hill Avenue  
Harrow On the Hill, HA1 3PA

Offers Over £899,950

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## Linden Cottage South Hill

Harrow On the Hill, HA1 3PA

An rare opportunity to acquire this charming semi detached Cottage set on the exclusive gated South Hill Estate. The property built in the early 1900s, has retained much of its charm and character along with many original features and has been sympathetically modernised to include gas central heating, a modern full width conservatory and a downstairs cloakroom.

The property comprises a delightful lounge with a feature "Arts & Crafts" fire place, a 22'7 x 14'6 conservatory overlooking a delightful mature garden which is an impressive feature of this property. A dining room which leads on to a fitted kitchen plus a generous size study. Completing the ground floor is a guest cloakroom.

On the first floor are 3 double bedrooms plus a 5 piece bathroom suite.

The property is well complimented with a beautiful 100ft+ South facing rear garden plus own drive to garage.

Harrow on the Hills' historic buildings and highly regarded Schools such as Orley Farm Preparatory School (only 5 minutes walk) and the world famous Harrow School are easily accessible. South Harrow Piccadilly Line tube station is within a short walking distance with its attendant shopping facilities including Waitrose Supermarket.

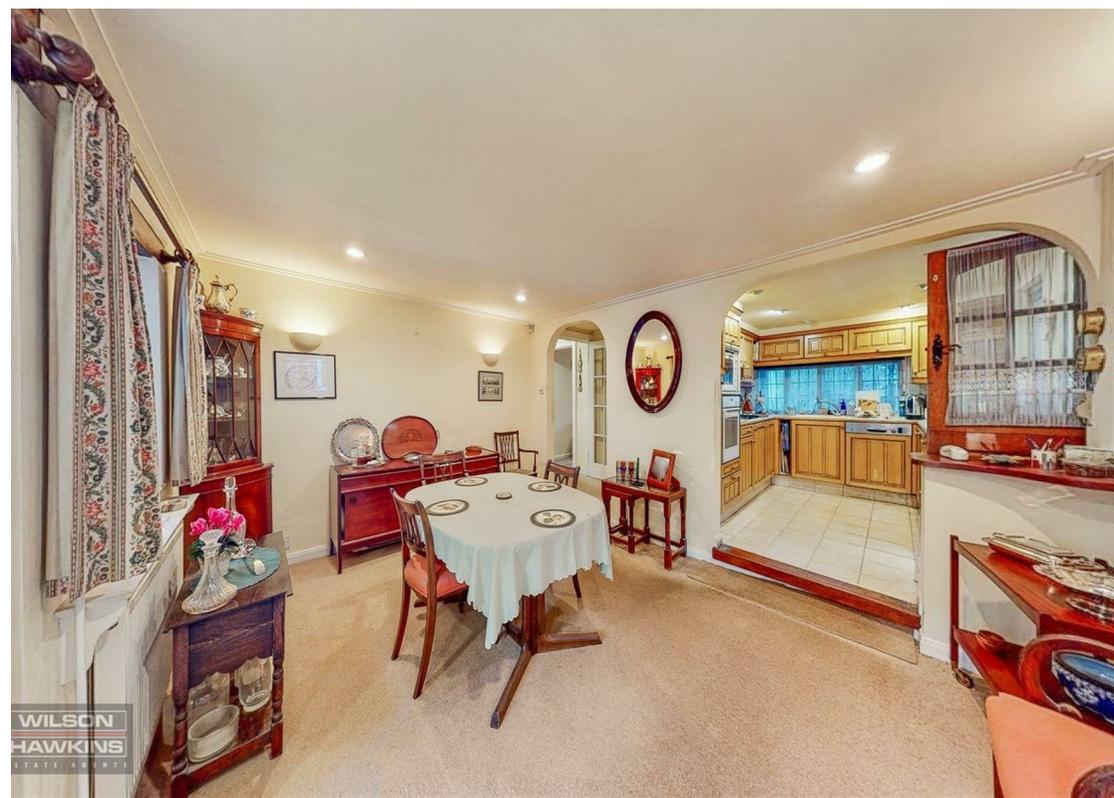
Call vendors sole agents to avoid disappointment.

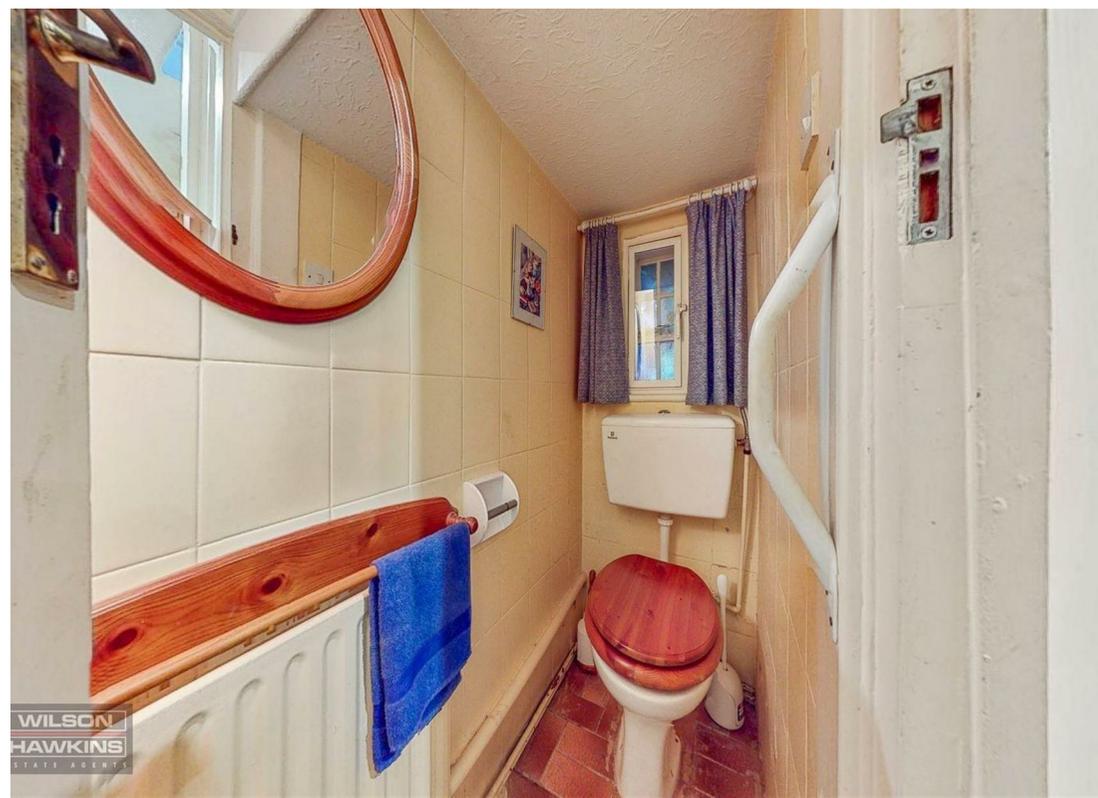
Front door to entrance hall

Lounge

Conservatory

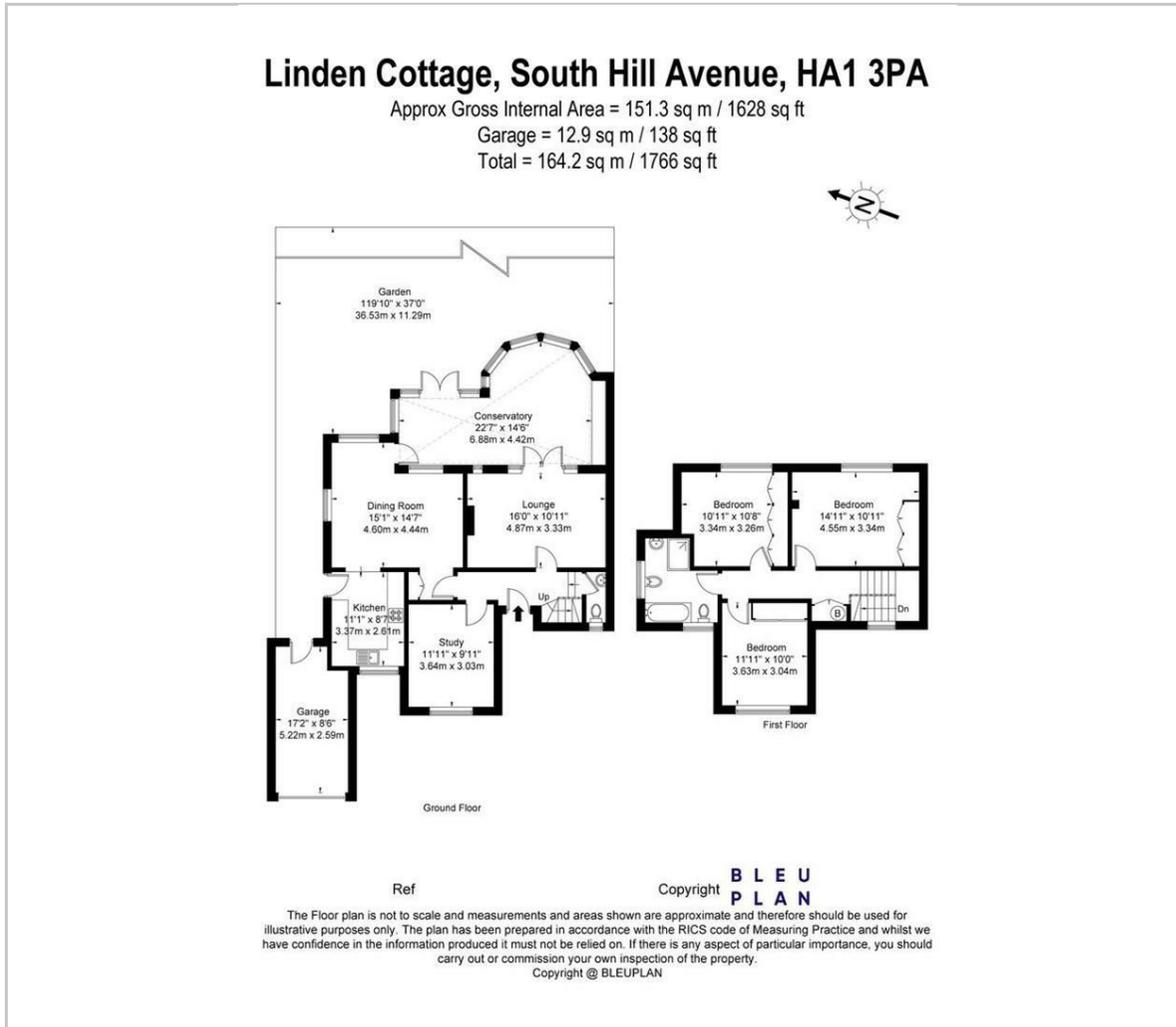
Dining Room





- Kitchen
- Study
- Downstairs Cloakroom
- First Floor
- Bedroom one
- Bedroom two
- Bedroom three
- Family bathroom
- Outside
- Rear Garden
- Front of property
- Garage
- Council tax - Band G

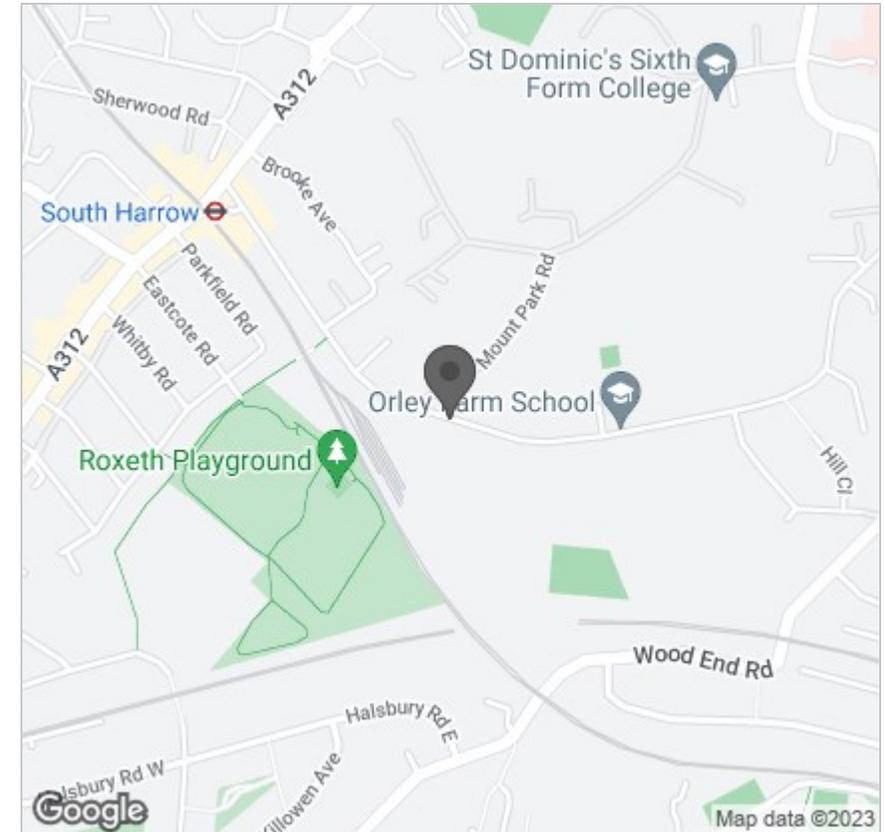
## Floor Plan



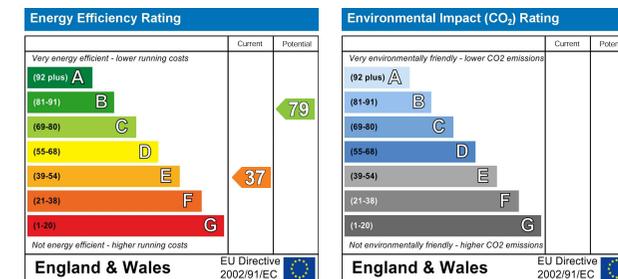
## Viewing

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.

## Area Map



## Energy Efficiency Graph



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