



ROXETH GROVE, HARROW, HA2 8JG

£490,000



A Renovation Opportunity in South Harrow. A 1930's built 3 bedroom semi situated in a peaceful cul-de-sac just off Northolt Road.

This three-bedroom semi-detached house offers an exciting opportunity for those looking to create a bespoke family home. Requiring full modernisation throughout, the property presents a blank canvas for renovation enthusiasts or developers.

The accommodation comprises a generously sized through living and dining room, offering excellent potential for a spacious open-plan layout. The kitchen, currently basic, could be reconfigured or extended (subject to planning permission).

Upstairs, there are three bedrooms - two spacious doubles and a well-proportioned single, long with a family bathroom. The interior retains some features typical of 1930s architecture, including bay windows and high ceilings.

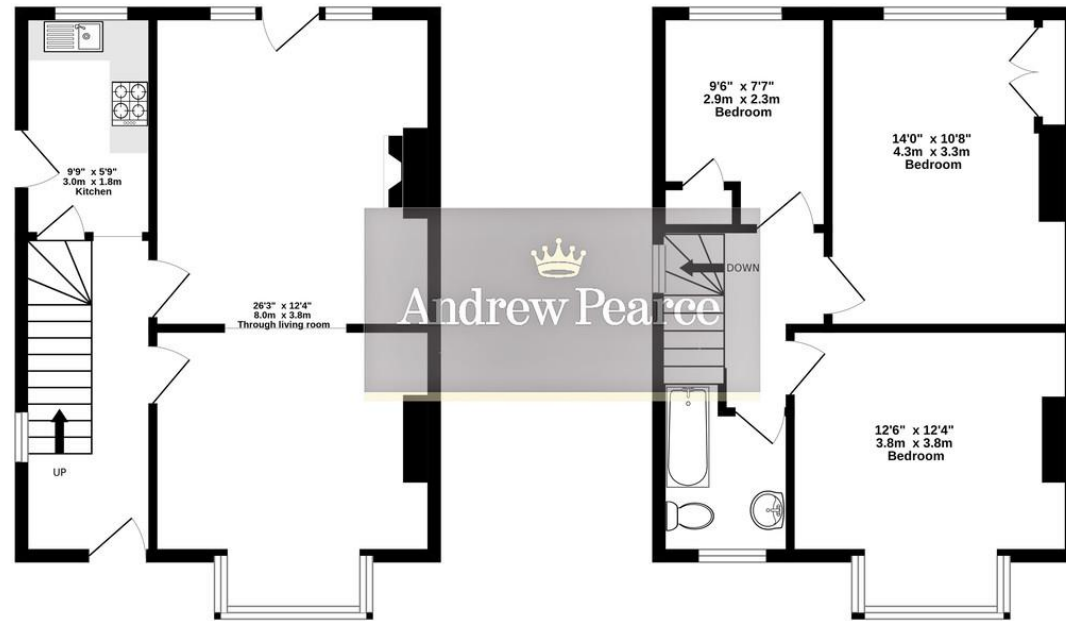
Outside, the lawned front garden has a side access leading to the rear. The rear garden extends to approximately 65ft, and is mainly laid to lawn, providing plenty of space for landscaping, outdoor living, or potential extension (STPP).

The location is particularly attractive, nestled on a quiet residential cul-de-sac just a short stroll from South Harrow's shops, amenities, and transport links, making it convenient for commuters and families alike.

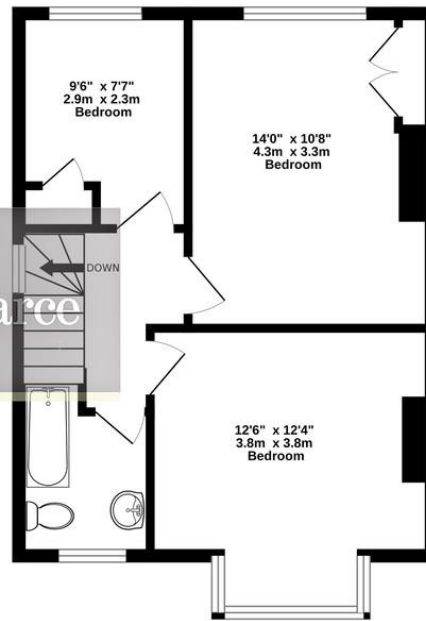
This is a true project property, ideal for buyers looking to renovate and personalise a home to their own taste in a well-connected part of Harrow. Chain free sale.

Tenure: Freehold
Council Tax Band D
Council Tax Cost (PA) £2,395.86

GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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