



ROXETH GREEN AVENUE, HARROW

£650,000

Welcome to this beautifully modernised four-bedroom terraced house, perfectly blending contemporary living with a convenient location. Recently refurbished to a high specification throughout, this stunning property offers spacious accommodation ideal for growing families or those seeking additional space without compromising on style or comfort.

- FOUR BEDROOM TERRACE HOUSE
- RECENTLY MODERNISED THROUGHOUT TO A HIGH SPECIFICATION
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- THREE BATHROOMS
- EN-SUITE TO MASTER BEDROOM
- OFF STREET PARKING FOR TWO CARS VIA OWN DRIVEWAY
- LARGE PRIVATE REAR GARDEN WITH WORKSHOP
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS

Ground Floor

Hallway

Entrance into hallway via front aspect frosted double glazed door, front aspect double glazed window, cupboard housing 'Main' water pressure cylinder, contemporary radiator, power points, understairs storage housing meters, stairs to first floor landing, laminate flooring.

Lounge

13' 7" into bay x 11' 1" (4.14m x 3.38m) Front aspect double glazed window into bay, contemporary radiator, power points, TV aerial, phone point, laminate flooring.

Dining Room

11' 1" x 11' 0" (3.38m x 3.35m) Open plan to kitchen/breakfast room; spot lighting, contemporary radiator, power points, TV aerial, tiled flooring.

Kitchen/Breakfast Room

15' 4" x 13' 3" (4.67m x 4.04m) Open plan to Dining Room: Rear aspect double glazed French doors to garden, rear aspect double glazed window, two double glazed sky lights with blinds, range of wall and base level units with granite work tops and matching upstands, breakfast bar with granite work top and base level units, single sink with granite drainer, integrated five hob gas cooker with oven below and overhead extractor fan, integrated fridge/freezer, storage cupboard housing wall mounted 'Baxi' boiler and plumbed for washing machine, spot lighting, power points, contemporary radiator, tiled flooring.

Downstairs Bathroom

7' 3" x 4' 7" (2.21m x 1.40m) Low level W/C, vanity hand wash basin with mixer tap, shower cubicle with glass shower screen, wall mounted shower with attachment, overhead shower, fully tiled walls, wall mounted heated towel rail, wall mounted mirror with touch sensor lighting, spot lighting, extractor fan, tiled flooring.

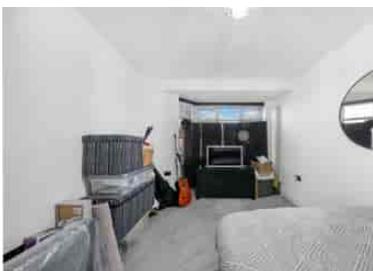
First Floor

Landing

Stairs to second floor landing, spot lighting, power points, carpeted flooring.

Bedroom Two

14' 2" into bay x 9' 3" (4.32m x 2.82m) Front aspect double glazed window into bay, contemporary radiator, power points, carpeted flooring.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Bedroom Three

10' 9" x 10' 2" (3.28m x 3.10m) Rear aspect double glazed window, contemporary radiator, power points, carpeted flooring.

Bedroom Four

7' 0" x 6' 3" (2.13m x 1.91m) Front aspect double glazed window, contemporary radiator, power points, carpeted flooring.

Bathroom

7' 3" x 5' 4" (2.21m x 1.63m) Rear aspect frosted double glazed window, low level W/C, vanity hand wash basin with wall mounted mixer tap, circular bath with wall mounted mixer tap and shower attachment, fully tiled walls, wall mounted mirror with touch sensor lighting, wall mounted heated towel rail, extractor fan, tiled flooring.

Second Floor

Landing

Front aspect double glazed 'Velux' window, spot lighting, power points, carpeted flooring.

Bedroom One

17' 9" max x 11' 4" max (5.41m x 3.45m) Rear aspect double glazed window, two front aspect double glazed 'Velux' windows with fitted blinds, fitted wardrobe, contemporary radiator, spot lighting, power points, TV aerial, carpeted flooring.

Bathroom

7' 3" x 4' 8" (2.21m x 1.42m) Rear aspect frosted double glazed window, low level W/C, vanity hand wash basin with mixer tap, shower cubicle with glass shower screen, wall mounted shower with attachment and overhead shower, spot lighting, extractor fan, fully tiled walls, wall mounted mirror with touch sensor lighting, wall mounted heated towel rail, tiled flooring.

Outside

Front Garden

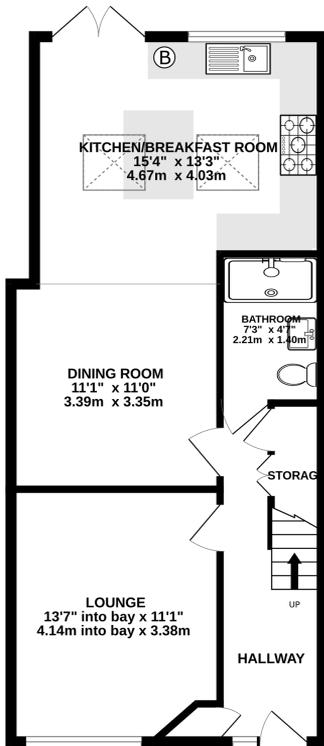
Block paved driveway providing off street parking for two cars.

Rear Garden

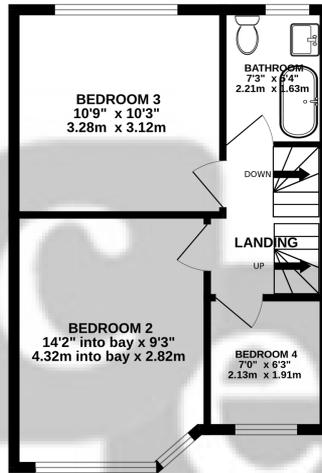
Patio leading to mainly laid lawn, brick built workshop at rear of garden.



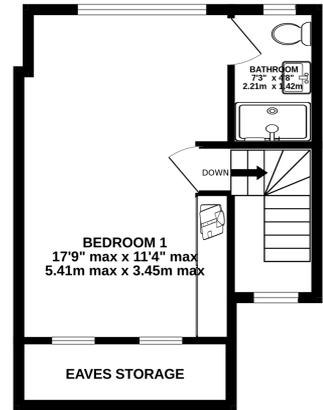
GROUND FLOOR
609 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 1307 sq.ft. (121.4 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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