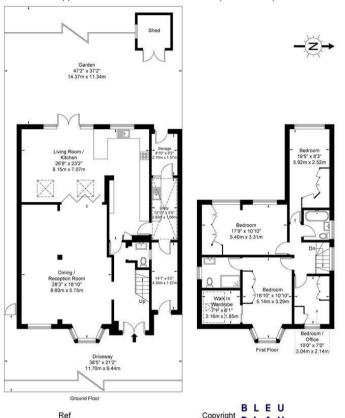


### Floor Plan

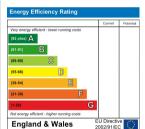
# **Bengeworth Road Harrow HA1 3SF**

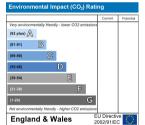
Approx. Gross Internal Area = 198.9 sq m / 2141 sq ft



- FOUR BEDROOM EXTENDED DETACHED FAMILY HOME
- REFURBISHED WITH HIGH SPEC FIXTURES & FITTINGS
- AIR CONDITIONING & UNDERFLOOR HEATING THROUGHOUT WITH ADDITIONAL RADIATORS
- HEATED DRIVEWAY PREVENTING ICE & PROVIDING OFF STREET PARKING X 3
- EXTENDED TO SIDE AND REAR
- 26'9 x 23'2 OPEN PLAN KITCHEN DINER
- 28'3 x 18'10 RECEPTION ROOM
- EPC RATING TBC
- COUNCIL TAX BAND F
- VIEWINGS EASILY ARRANGED SO CALL NOW TO AVOID DISAPPOINTMENT

# **Energy Efficiency Graph**











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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Sudbury

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# Wembley

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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