



 **3**
Bedrooms

 **2**
Bathrooms



Hilton & Fox are pleased to present this beautifully extended three-bedroom end of terrace home to the market. The property offers a spacious living room, bright modern open-plan kitchen and dining area, complete with double doors that lead out to a south-facing garden. A stylish family bathroom is conveniently located on the ground floor and finished to a high standard. Additional understairs storage provides practical space for everyday essentials. Upstairs, there are three well-proportioned bedrooms, one of which benefits from its own en-suite. The garden also features an outbuilding with electricity supply, perfect for use as a home office or gym. Immaculately presented throughout, this chain free property would make an ideal family home or a investment opportunity, offering strong rental potential. Situated in a popular residential area, the property is close to a range of local amenities including schools, shops, and parks. Excellent transport links are also within easy reach,

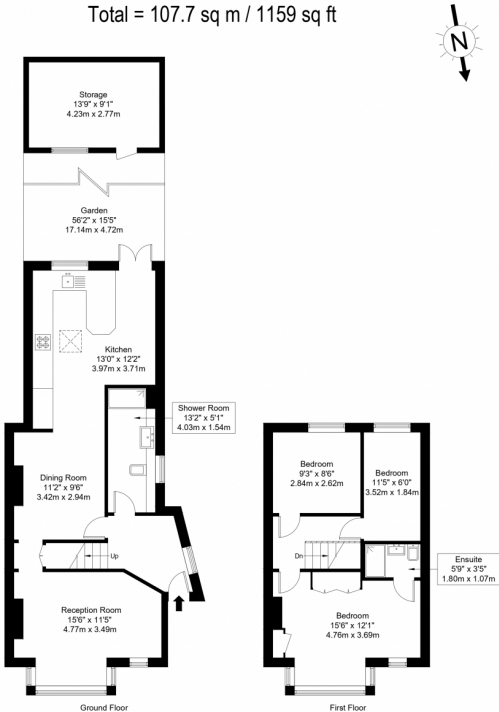
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Situated in a popular residential area, the property is close to a range of local amenities including schools, shops, and parks. Excellent transport links are also within easy reach, with nearby station and bus routes providing direct access to central London and surrounding areas.

Grant Road, HA3 7SB

Approx Gross Internal Area = 95.98 sq m / 1033 sq ft
 Storage = 11.72 sq m / 126 sq ft
 Total = 107.7 sq m / 1159 sq ft




Ref :

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 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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	68	85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Grant Road, Harrow Wealdstone, Middlesex HA3



