

Kingfisher Close

Harrow • • HA3 6DA
Offers In Excess Of: £500,000



coopers
est 1986

Kingfisher Close

Harrow • • HA3 6DA

We are delighted to bring to the market this attractive character home being sold in excellent condition, with a modern fitted kitchen, a family bathroom, two double bedrooms and a large rear garden with patio area.

Mid terraced house

Two bedrooms

One bathroom

Fully modernised

Downstairs W.C

Fitted kitchen

South facing garden

15ft living room

Allocated parking space

678sq.ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Location

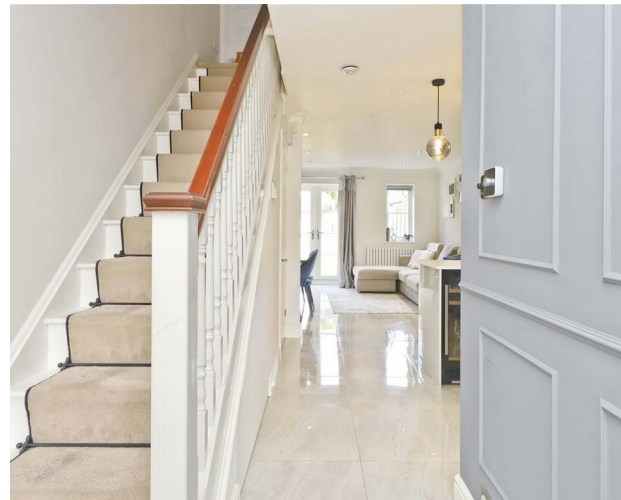
Kingfisher Close is a quiet residential street just off of Kenton Lane, a short walk from Harrow Town Centre. The property is close to many local amenities which include local shopping and local schools. For the commuter, West Harrow, Harrow-on-the-Hill and North Harrow stations are all within a mile of the address.

Description

Upon entry through the front door you'll stand in a spacious hallway with views all the way through to the end of the property. The stairs are on the left along with an open plan fitted kitchen and an all important downstairs wc. Beyond that you'll be in the 15ft living room with views of the south facing garden. Heading on up the stairs immediately on the left is the master bedroom which is equipped with built in storage along with a bathroom next door. The second bedroom is also upstairs too on the other side of the bathroom and also has plenty of storage in. There is also a large storage cupboard on the landing.

Outside

To the front of the property there is an allocated parking space. At the rear of the property there is a garden that is laid to lawn as well as a spacious patio area.





Schools:

Weald Rise Primary School (0.2 miles)
The Helix Education Centre (0.4 miles)
Salvatorian Roman Catholic College (0.5 miles)



Train:

Headstone Lane Station (0.8 miles)
Harrow & Wealdstone Station (1 miles)
Hatch End Station (1.4 miles)



Car:

M4, A40, M25, M40



Council Tax Band:

E

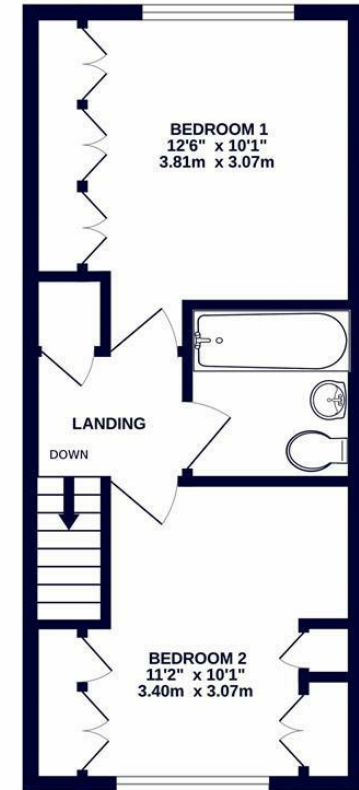
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 678 sq.ft. (63.0 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.
Made with Metropex ©2023



0208 017 6000
18 Bridge Street, Pinner,
Middlesex, HA5 3JF
pinner@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Less energy efficiency - higher running costs	E		
Not energy efficient - higher running costs	F		
Very poor energy efficiency - higher running costs	G		
England & Wales		EU Directive	2002/91/EC

Important Notice: 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 has the authority to make or give any representation or warranty in respect of the property.