

# Welbeck Road

Harrow • • HA2 0RP  
Guide Price: £675,000



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# Welbeck Road

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A beautifully presented, charming property located on Welbeck Road in the desirable area of West Harrow. This delightful house boasts three large bedrooms, perfect for a growing family or those in need of extra space. The property features a modern kitchen, large open plan living space and well-maintained modern bathroom, ensuring convenience and comfort for all residents. With a generous 1050 sq ft of living space, there is plenty of room to relax and unwind in style.

One of the highlights of this property is the beautiful garden, providing a tranquil outdoor space to enjoy the fresh air and perhaps indulge in some gardening activities. Built in the 1930s, this house exudes character and charm while offering modern amenities for contemporary living.

Situated in a great location, residents will benefit from easy access to local amenities, schools, and transport links, making daily life a breeze. Don't miss out on the opportunity to make this house your home and create lasting memories in this wonderful property on Welbeck Road.

Semi detached house

Three bedroom

One bathroom

Fitted kitchen

Spacious garden

Private driveway

Large living room

Large dining area

Storage throughout

1050 ft2

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.





### Description

This property has a large open plan lounge/dining room which has a constant natural light flowing in. The lounge backs onto a generous size garden. The property also benefits from a newly fitted kitchen. Making your way upstairs you have three well-proportioned bedrooms and lastly a good size family bathroom. At the front of the property you have off street parking big enough for two cars, with access to the garage.

### Outside

The rear garden for which has French door access from the dining area, is very spacious and is mostly laid to lawn. There is also a section of patio which provides outdoor dining, to enjoy all throughout the summer.

### Location

Welbeck Road sits just a stones throw away from west Harrow recreation park perfect for kids and family. With easy access to the tube station for which is walking distance too. It also provides easy access to Central London and is within touching distance of most top schools. It is also walking distance to Rayner's Lane so you're able to take advantage of that too.





### Schools:

Grange primary school 0.2 miles  
Whitmore high school 0.6 miles  
Vaughan Primary School 0.9 miles



### Train:

Rayners Lane station 0.6 miles  
West Harrow station 0.8 miles  
Harrow on the Hill 1.3 miles



### Car:

M4, A40, M25, M40

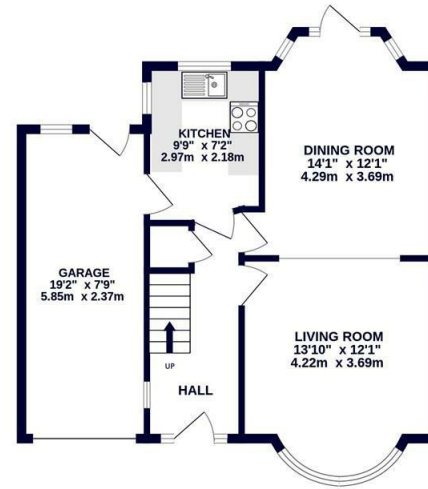


### Council Tax Band:

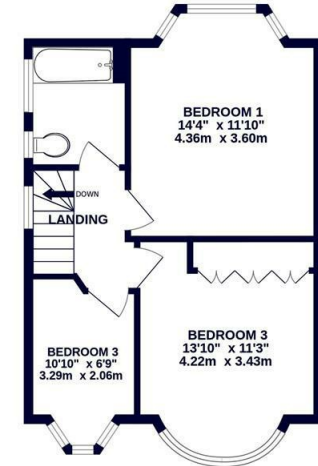
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.6 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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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		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Least energy efficient - higher running costs	G		

England & Wales  
EPC Directive  
2002/91/EC

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