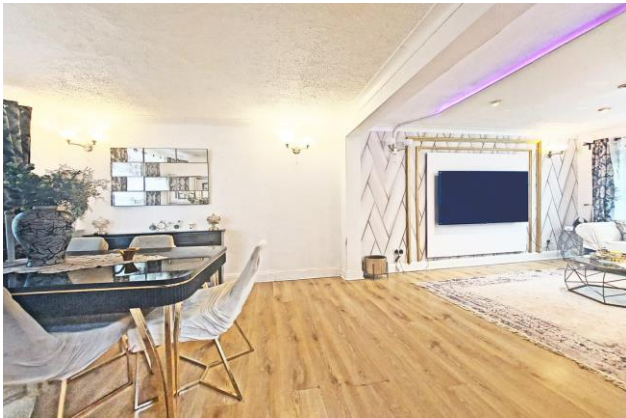





Andrew Pearce
PINNER



A classic bay fronted three bedroom semi-detached 'Wimpy' built family home with garage own drive, offered for sale chain free.

Constructed during the 1930's, the property occupies a prime residential location, quietly situated, yet convenient for shopping and transport facilities.

The accommodation comprises: Entrance hallway, leading through to a spacious through living / dining room with a front aspect bay window and doors out to the rear garden. Further off the hallway to the rear and completing the ground floor layout is the extended kitchen, featuring wall and base units.

To the first floor, the landing leads through to the principal bedroom with a bay window to the front aspect. The second double bedroom to the rear overlooks the garden and the single third bedroom is located to the front. Completing the overall layout is the family bathroom and separate W.C.

Access to the loft is via the hatch on the landing and it would lend itself ideally, for conversion into a further double bedroom with en-suite, subject to planning approval.

The property occupies a generous plot, with the private driveway to the front providing off street parking and access to the detached garage. A gated side passage way lead through to the rear.

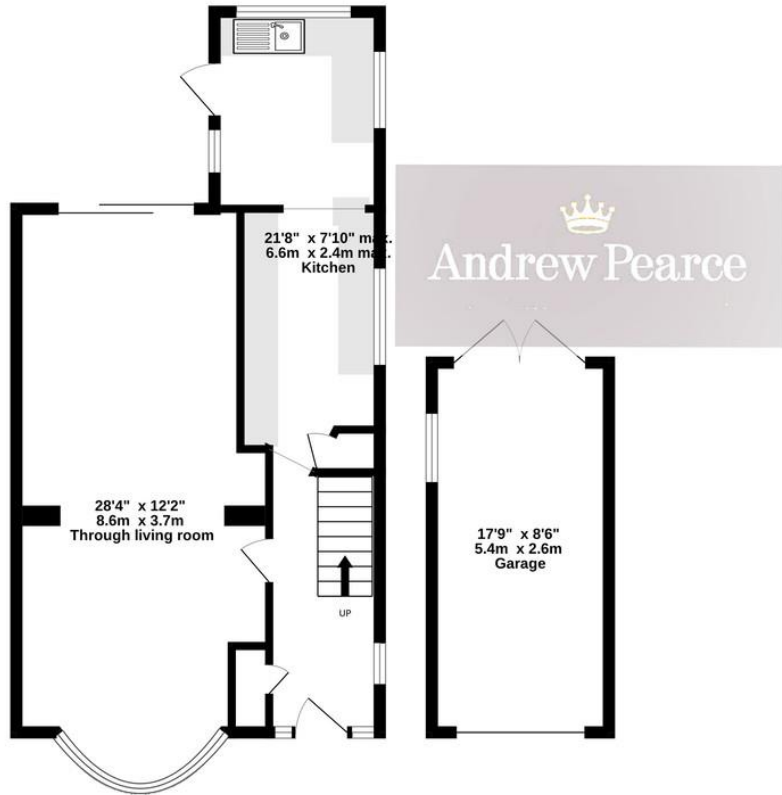
The west facing rear garden features a covered patio area, a large area of lawn and a generous side plot of 11 ft. providing considerable scope to extend double storey, subject to planning approval.

There is also potential to extend further to the rear, subject to planning approval.

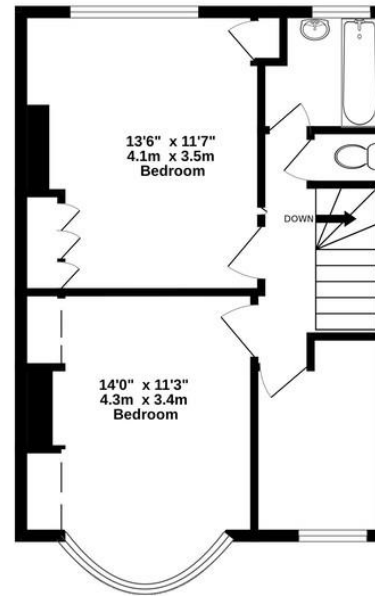
Welbeck Road is a quiet residential road and the property enjoys the benefit of being within walking distance of North Harrow, West Harrow and Rayners Lane tube stations. Central Harrow's multiple shopping and transport facilities are also close by and Whitmore, Longfield and Grange Schools are within walking distance.

Chain free sale.

GROUND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

