



ESTATE & LETTINGS AGENTS

Graham Road, Harrow, HA3



FOR SALE £475,000 Freehold

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

Major Estates is pleased to present this charming and well-maintained 2-bedroom terraced freehold house, offering a blend of comfort, convenience, and potential for further enhancement.

Key Features:

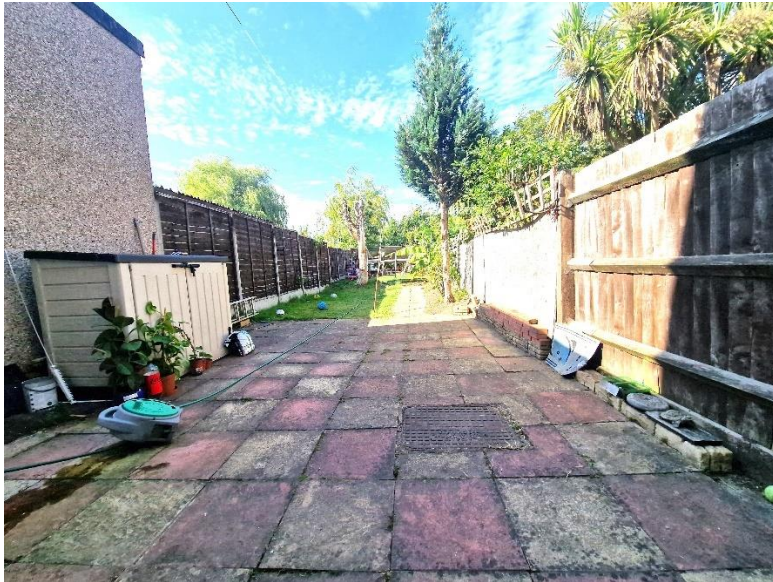
- **Welcoming Porch Entrance:** The property opens with a charming porch entrance, providing a practical space to store coats and shoes before stepping into the main living area.
- **Spacious Living/Dining Room:** Upon entry, you are greeted by a spacious and versatile living/dining room, ideal for both relaxation and entertaining. This open-plan space benefits from plenty of natural light, creating a warm and inviting atmosphere.
- **Separate Fitted Kitchen:** The separate fitted kitchen is well-appointed with modern appliances and ample counter and storage space, making meal preparation a breeze. The kitchen layout is designed for efficiency and convenience, perfect for home cooks.
- **Lean-To Extension:** At the rear of the property, a lean-to provides additional living space, which can be used as a sunroom or home office further enhancing the ground floor's versatility.
- **Two Double Bedrooms:** Upstairs, the property offers two generously sized double bedrooms, each offering comfortable living space, large windows, and built-in storage. These rooms are perfect for a growing family.
- **Fantastic Family Bathroom:** The well-designed family bathroom includes both a standalone shower and a bathtub, catering to all preferences.
- **Generous Rear Garden:** The property is complemented by a spacious rear garden, offering a private outdoor retreat. The garden is ideal for gardening enthusiasts, outdoor dining, or simply relaxing in the fresh air. There is also the potential to create additional outdoor entertaining areas.
- **Expansion Possibilities:** For those looking to further enhance the property, there is significant potential to extend (subject to obtaining the necessary planning permissions). This could include expanding the kitchen, adding an additional bedroom, or even creating an outdoor garden room, allowing you to tailor the property to your specific needs and preferences.
- **Prime Wealdstone Location:** The house is superbly located just a few minutes' walk from **Wealdstone High Street**, offering easy access to a variety of shops, supermarkets, restaurants, and other local amenities. Whether you're looking for daily conveniences or a night out, everything you need is within reach.
- **Excellent Transport Links:** **Harrow & Wealdstone Station** is conveniently located just a 10-minute walk away. The station provides fast and frequent services into Central London, making this property an excellent choice for commuters. The area is also well-served by local bus routes, further enhancing connectivity.
- **Catchment for Whitefriars School:** With a few minutes walk to the well regarded and sought after Whitefriars School.



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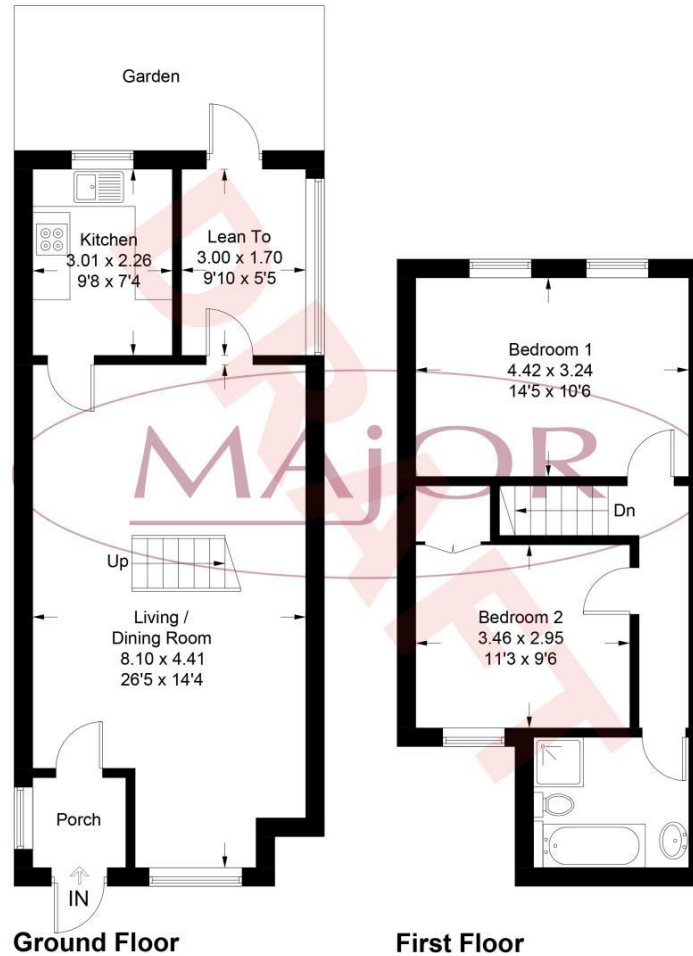


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Floor Plan



Approximate Gross Internal Area
86.6 sq m / 932 sq ft

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID1121018)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

