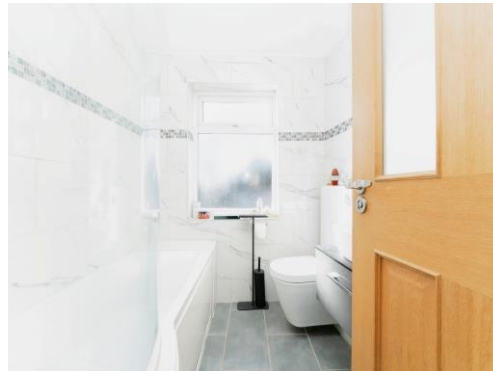




**Connells**

Halsbury Road East  
NORTHOLT





### Property Description

Connells are pleased to offer to the market this well presented semi detached house.

The property consists of a spacious reception room with stairs to the first floor landing. Door to the rear of the reception room leads into the spacious kitchen with dining room area with french doors providing access to the garden. The fully fitted kitchen has matching wall and base units, gas hob with extractor fan, double stainless steel sink and built in oven and microwave. a fully tiled bathroom with a bath tub with shower screen and unit, counter top hand basin with wall mounted taps, WC and led light mirror. Double bedroom with storage cupboard and two front aspect windows allowing in plenty of natural light. and a single bedroom currently being used as an office. Additional benefits include off street parking to the front and a rear garden.

Halsbury Road East is a residential road which runs between Wood End Gardens and Russell Road, conveniently located for Northolt Park Mainline station and South Harrow Tube station. There are a number of local schools including Greenwood Primary School, Wood End Infant School and The Welldon Park Academy.

This would make an ideal family home.

Viewings are highly recommended.

### Reception Room

14' 2" x 16' 3" ( 4.32m x 4.95m )

### Kitchen

13' 6" x 9' 6" ( 4.11m x 2.90m )

### Dining Room

7' 8" x 9' 6" ( 2.34m x 2.90m )

### Hallway

### Bedroom One

14' 2" x 8' 11" ( 4.32m x 2.72m )

### Bedroom Two

6' 9" x 9' 8" ( 2.06m x 2.95m )

### Bathroom







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**E harrow@connells.co.uk**

182 Station Road  
 HARROW HA1 2RH

**EPC Rating: D**

**view this property online [connells.co.uk/Property/HRW310576](http://connells.co.uk/Property/HRW310576)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: HRW310576 - 0026