



Connells

Abbeyfields Close
London



Property Description

Connells are pleased to offer to the market this beautifully presented two bedroom end of terrace house in this development with off street parking on the front drive and a lovely south facing suntrap westerly aspect rear garden.

The property offers a stylish interior and benefits from lots of natural light throughout and briefly consists of a spacious reception room, fully fitted kitchen, bathroom and is offered with no onward chain.

Abbeyfields Close is a quiet residential development close to local shops, parks and good schools. Both Hanger Lane (Central Line) and Park Royal (Piccadilly Line) underground stations are approximately a five to ten minute walk away. The A40 and North Circular are also easily reached from this property for those who prefer to travel by car.

This would make an ideal property for first time buyers or investors.

Viewings are highly recommended.

Entrance Hall

Lounge

16' 1" x 12' 1" (4.90m x 3.68m)

Fair condition, natural light throughout

Kitchen

6' 5" x 9' (1.96m x 2.74m)

separate kitchen located to the left as you walk in,

Landing

Bedroom One

10' x 8' 7" (3.05m x 2.62m)

Bedroom Two

12' x 9' 8" (3.66m x 2.95m)

Bathroom







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 020 8427 4321
E harrow@connells.co.uk

182 Station Road
 HARROW HA1 2RH

EPC Rating: C

view this property online connells.co.uk/Property/HRW310738

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Jan 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: HRW310738 - 0009