



**Connells**

72a Torbay Road  
HARROW





### Property Description

Connells are pleased to offer to the market this well presented two bedroom maisonette. with garage.

The property comprises of a spacious reception room, a modern fitted kitchen with a range of units both base and eye level with roll top work surfaces, two bedrooms and a bathroom. Additional benefits include double glazing throughout, a small enclosed rear garden laid to lawn and garage to the backside of the garden.

The property is on the first floor and situated on a popular road in Rayners Lane. The property is in the catchment area of well regarded local schools as well as close to local amenities.

This would make an ideal property for first time buyers.

Viewings are highly recommended.

### Entrance Hall

### Lounge

13' 9" x 10' 6" ( 4.19m x 3.20m )

Bright and spacious leading to the kitchen

### Kitchen

6' 9" x 8' 9" ( 2.06m x 2.67m )

Good condition, marble counters, nice finish

### Bedroom One

10' 4" x 14' 9" ( 3.15m x 4.50m )

High ceilings, built in wardrobes

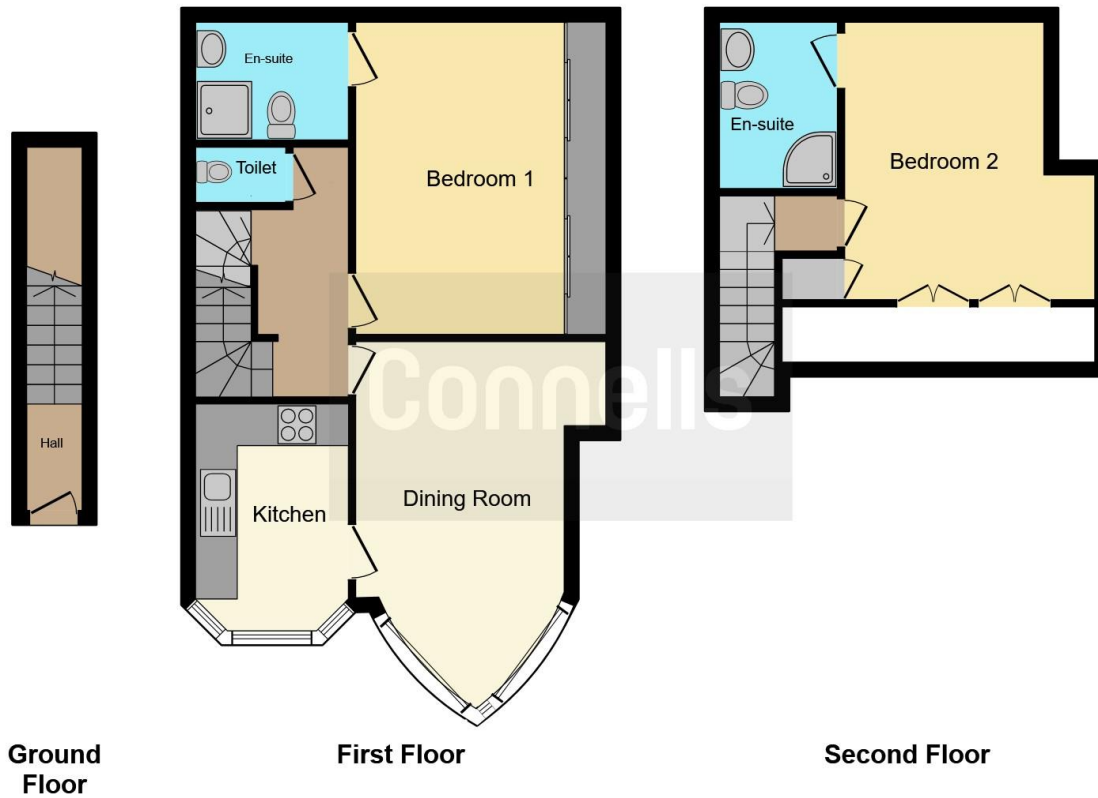
### En Suite

### Bedroom Two

13' 8" x 13' 1" ( 4.17m x 3.99m )

### 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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/HRW310734](http://connells.co.uk/Property/HRW310734)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 27 Sep 2019. 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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