



**Connells**

Warrington Road  
HARROW



### Property Description

Connells are pleased to offer to the market this four bedroom mid terrace house.

The property is well presented throughout and briefly comprises of four bedrooms, two spacious reception rooms, fully fitted kitchen, bathroom, front and rear gardens and off street parking. The rear garden also has separate access and contains a good sized shed. The raised deck area gives level access from the dining room. There is potential to convert the loft into additional rooms.

Additional benefits include gas central heating and double glazing throughout.

Located within a popular, but quiet, residential street, close to a number of good schools and Harrow Recreation Ground. It is within 10 minutes walking distance of both Harrow-on-the-Hill station (Metropolitan and Chiltern lines) and Harrow and Wealdstone station (Overground, Bakerloo and mainline services to Euston). Nearby Harrow town centre offers a choice of shops, restaurants and a cinema. The property would make an ideal family home.

Viewings are highly recommended.

### Entrance Hall

#### Living Room

16' 7" x 12' 7" ( 5.05m x 3.84m )

#### Dining Room

11' 4" x 14' 7" ( 3.45m x 4.45m )

#### Kitchen

9' 1" x 11' 4" ( 2.77m x 3.45m )

#### Shower Room

#### Utility Room

6' 5" x 5' 9" ( 1.96m x 1.75m )

#### Landing

#### Bedroom One

12' 7" x 13' 1" ( 3.84m x 3.99m )

#### Bedroom Two

9' 1" x 12' 1" ( 2.77m x 3.68m )

#### Bathroom

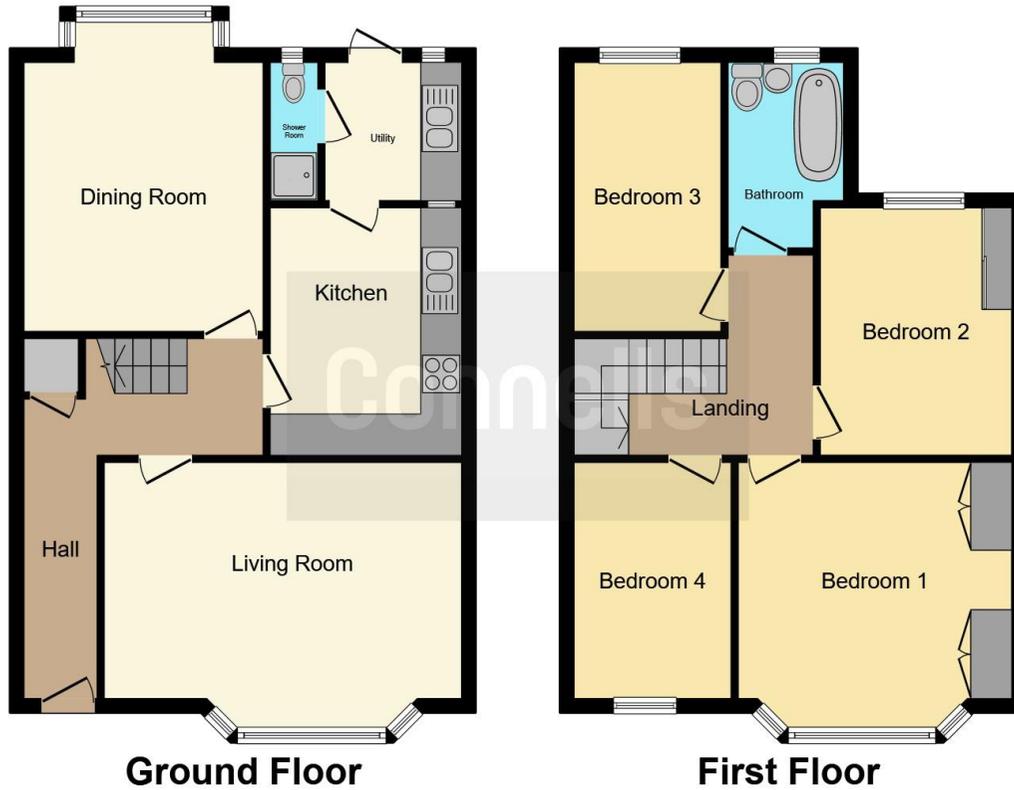
#### Bedroom Three

7' 8" x 12' 1" ( 2.34m x 3.68m )

#### Bedroom Four

7' 5" x 11' 4" ( 2.26m x 3.45m )





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

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/HRW310902](http://connells.co.uk/Property/HRW310902)**



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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