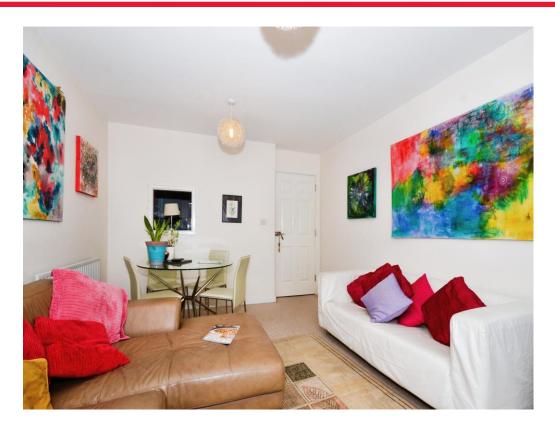


Connells

Watson House Elmgrove Road Harrow







# **Property Description**

Connells are pleased to offer to the market this two bedroom.

The property briefly comprises of a spacious entrance hall with three large useful storage cupboards, bright & airy Lounge/Dining Room with access to a private outside terrace, modern fitted Kitchen, two generous size double bedrooms both with built in wardrobes and a family Bathroom.

Conveniently located a stone's throw away from Harrow town centre with its two shopping centres, featuring restaurants, Cinema and Gym. Also a large Tesco supermarket and several Primary Schools rated as "Outstanding" by ofsted and good transport links such as Harrow On The Hill Station on the Metropolitan Line and Chiltern railway and Harrow & Wealdstone Station on the Bakerloo & Overground Lines offering fast train services to Baker Street and Euston Station.

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

Viewings are highly recommended.

#### **Entrance Porch**

Communal entrance, intercom

## **Entrance Hall**

Light, 3 x storage cupboards, door to the front, radiator, carpet

## Lounge

Double glazed patio door leading to the garden, light, radiator, carpet, serving hatch

### **Kitchen**

Wall and base units, worktops, sink and drainer, mixer taps, light, gas hob, oven, extractor fan, space for fridge/freezer and washing machine

#### Bedroom One

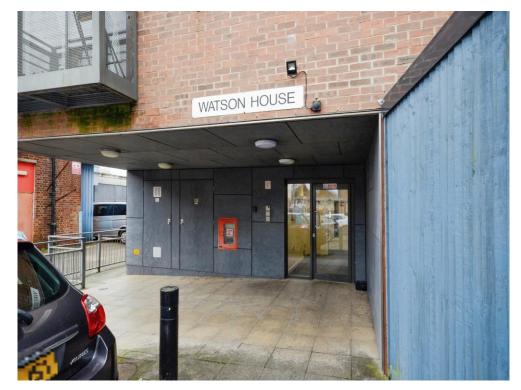
Double glazed window to the rear, fitted wardrobe, carpet, radiator, light

#### **Bedroom Two**

Double glazed window to the rear, fitted wardrobe, carpet, radiator, light

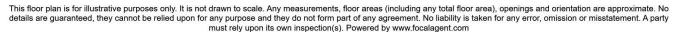
#### **Bathroom**

Bath, low level WC, wash hand basin, vinyl floor, extractor fan, part tiled walls, radiator









To view this property please contact Connells on

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

182 Station Road HARROW HA1 2RH

# view this property online connells.co.uk/Property/HRW311241

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.





Tenure: Leasehold





<sup>1.</sup> 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.

**EPC Rating: C**