

Rolfe East



Church Lane, Harrow, HA3 7EB

£449,950 Freehold

- CHAIN FREE SALE
- OFF STREET PARKING
- CLOSE TO BAKERLOO & MAIN LINE STATIONS
- FREEHOLD
- TWO BEDROOM SEMI DETACHED HOUSE
- 100FT PRIVATE REAR GARDEN
- CONVENIENT FOR SCHOOLS
- MUST BE VIEWED

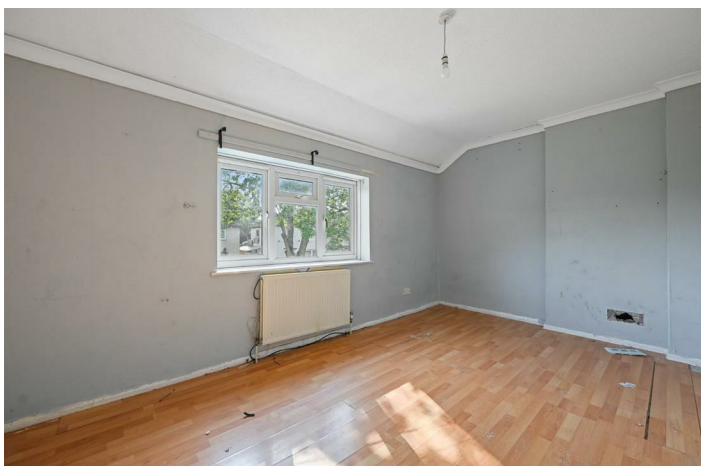
A two bedroom semi detached house for sale and brought to the market without any onward chain, boasting superb outside space and well located for public transport.

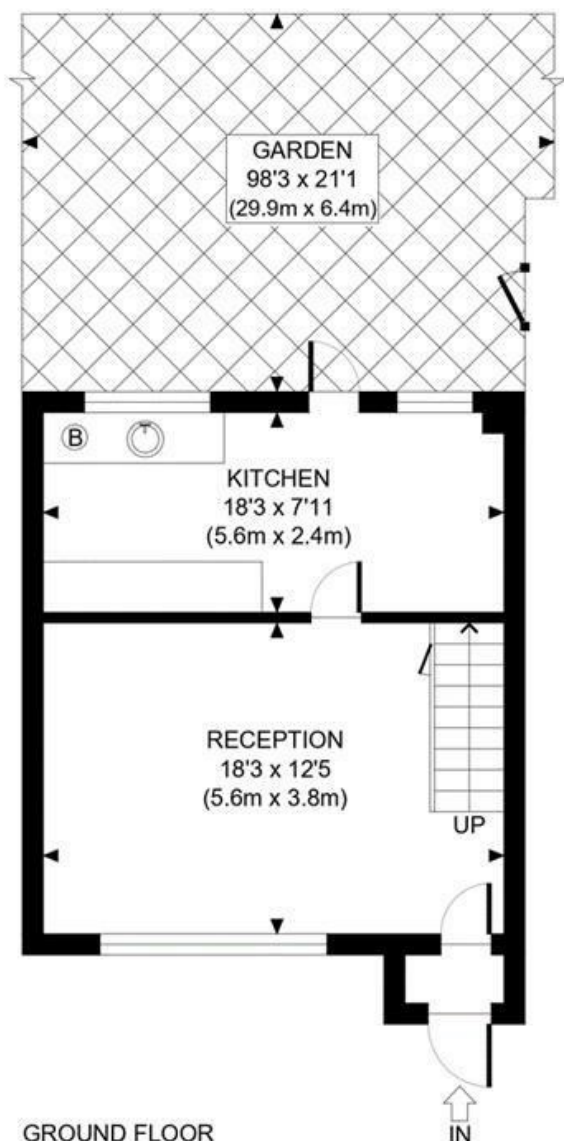
The property is in need of modernisation, but has been priced to reflect this and is a great opportunity to make this property your own, as the rooms are spacious and light and bright. Accommodation comprises a porch way, with direct access into a spacious lounge, which then leads through into a large kitchen/breakfast room. Upstairs, there are two well proportioned double bedrooms and a family bathroom. Outside, there is off street parking for two cars, whilst to the rear, there is a stunning private rear garden, measuring almost 100ft in length.

Church Lane is situated close to Harrow & Wealdstone Station (Bakerloo and main line) and the high street with its many local shops, eateries and coffee shops. Nearby are many well regarded schools and college's including Harrow College and Weald Rise Primary School.

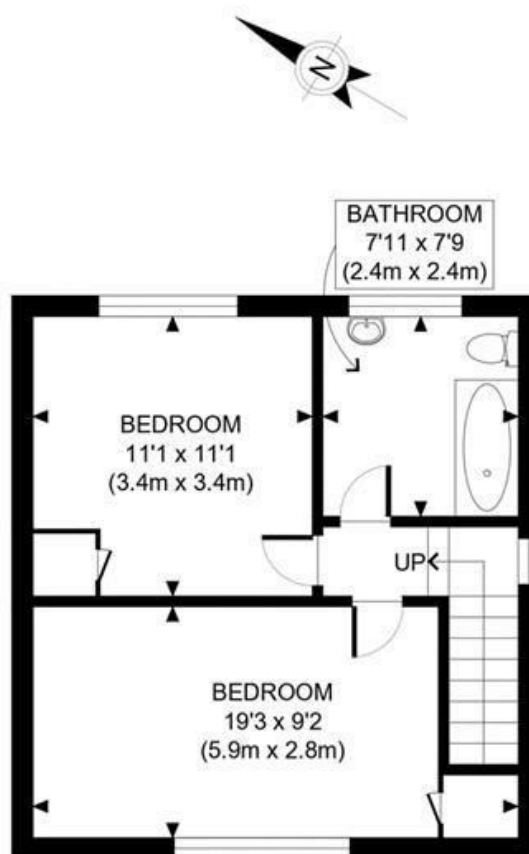


Council Tax Band: D





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 388 SQ FT

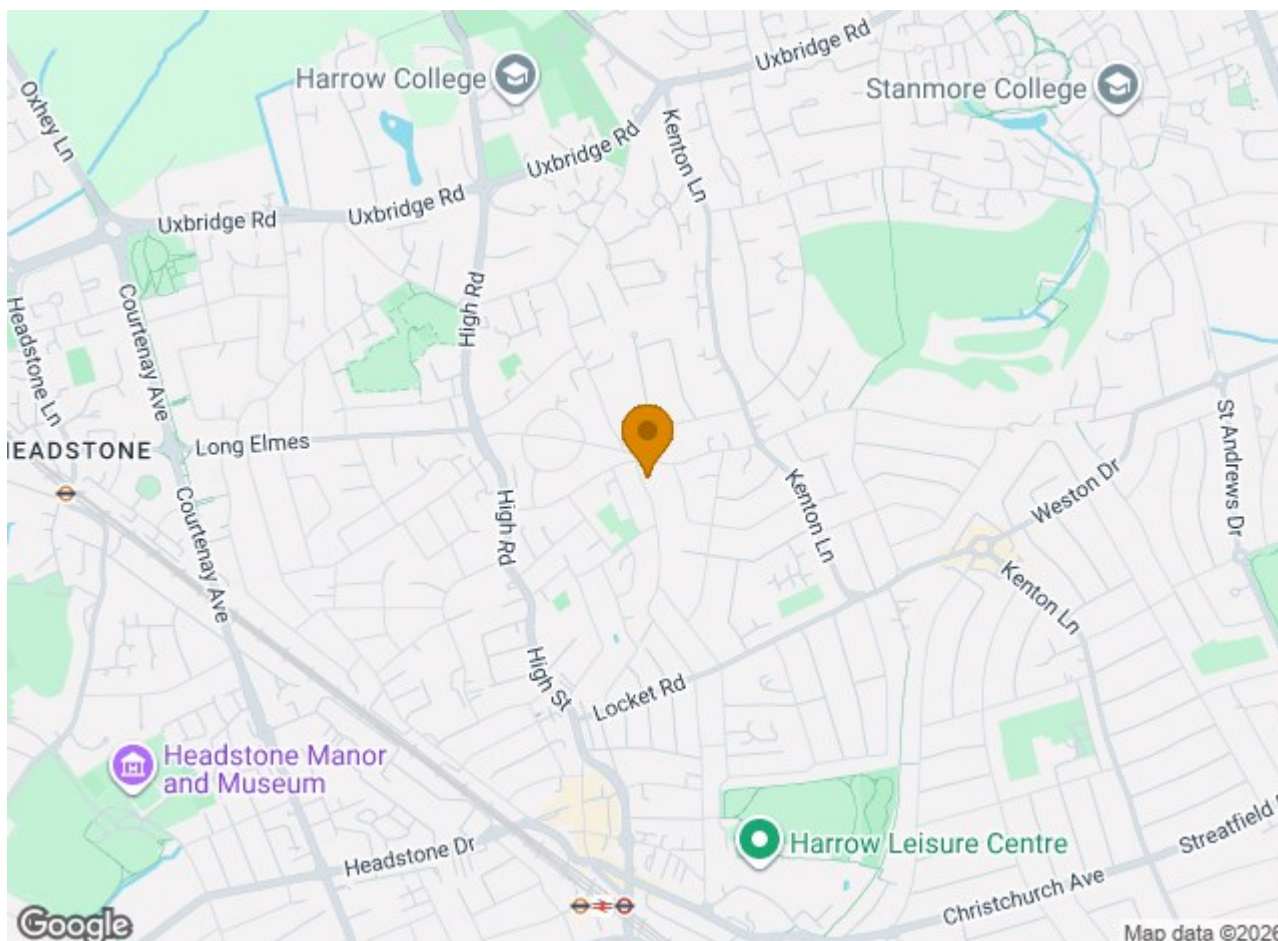


FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 398 SQ FT


APPROX. GROSS INTERNAL FLOOR AREA: 786 SQ FT/ 73 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C

Viewings

Viewings by arrangement only. Call 020 8579 1111 to make an appointment.