



LAWRENCE RAND



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Arundel Drive, Harrow, HA2 8PR

£525,000

Key features:

- Three bedroom terraced house
- Two receptions
- Family bathroom
- Rear garden
- Popular road
- Close to transport link & amenities



About the property:

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Presented to the market in good condition this three-bedroom, two reception room terraced family home situated on this popular residential road in South Harrow, within easy reach of local amenities and transport links.

A welcoming hallway leads to the living room boasting a large front aspect bay window and attractive wood flooring. A neatly appointed kitchen has a range of wall and base units, ample work surfaces and space for appliances. The dining room flows effortlessly via an archway from the kitchen and has plenty of space for entertaining, French doors open out to a lovely rear garden.

To the first floor are three generously sized bedrooms with the master bedroom benefitting from a wall of fitted wardrobes. Completing the first floor is a fresh fully tiled family bathroom comprising of a white three-piece suite.

The rear garden is mainly laid to lawn with a paved patio area adjacent to the property.

Location:

Arundel Drive is located near South Harrow, Rayners Lane and Northolt Park stations providing links into Central London via the Metropolitan, Piccadilly and over ground lines. This road is within easy reach of shops, further transport links, recreation grounds, local junior and secondary schools.

Verified Material Information:

Council tax band: Band D

London Borough of: Harrow

Council tax annual charge: £2286.32pa

Tenure: Freehold

Property construction:

Energy Performance rating: C

Garage: No

Property construction:

Alterations to the property (loft or garage conversion, removal of internal walls/chimneys): No

Installation of replacement windows, roof windows, rooflights or glazed doors since 1 April 2002: No

Suppliers:

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Sewerage: Mains

Heating:

Heating features: Hive

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Additional information:

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

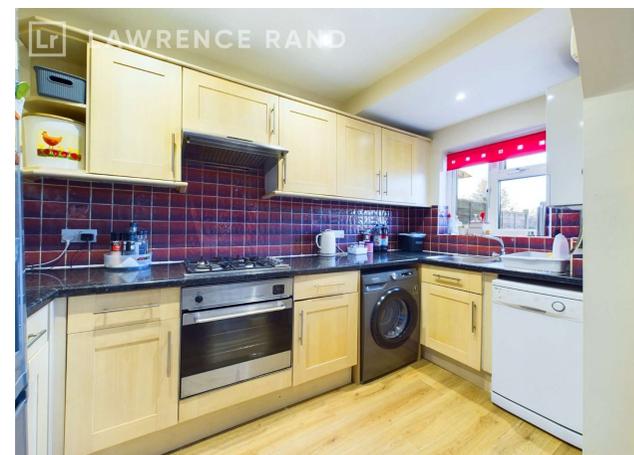
Coal mining area: No

Non-coal mining area: Yes

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.







| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 90 |
| (81-91) | B | | |
| (69-80) | C | 71 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |



PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.