



LAWRENCE RAND



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Enderley Close, Harrow, Middlesex, HA3 5HG

£550,000



**Key features:**

- Three bedroom semi-detached house
- Potential to extend (STPP)
- In need of general update & modernisation
- Through lounge/dining room
- Kitchen
- Family bathroom
- Garage & own driveway
- No onward chain

**About the property:**

Presenting a fantastic opportunity, this spacious three-bedroom family home is brimming with potential. Whether you're looking to expand (subject to planning permission) or refurbish and modernize to your own taste, this property offers the perfect canvas to bring your vision to life.

Situated on a sought-after and peaceful road, this semi-detached home provides ample space, versatility, and the promise of becoming a forever family home.

The home is offered with no onward chain for a seamless purchase and features a generously sized through lounge/dining room, kitchen, family bathroom, and three inviting bedrooms. The property benefits from a garage and own driveway along with well maintained front and rear gardens.

**Location:**

Enderley Close is within close proximity to the local high street, shops, amenities and transport links, and is within the catchment area of several highly regarded schools and colleges.

**Verified Material Information:**

Council tax band: D

Council tax annual charge: £2286.32 a year (£190.53 a month)

Tenure: Freehold

Property construction: Standard form

Parking: Driveway, Off Street, Garage, On Street, and Private

Energy Performance rating: Pending

**Supplier information:**

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

**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: Yes

Public right of way: No

Long-term flood risk: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

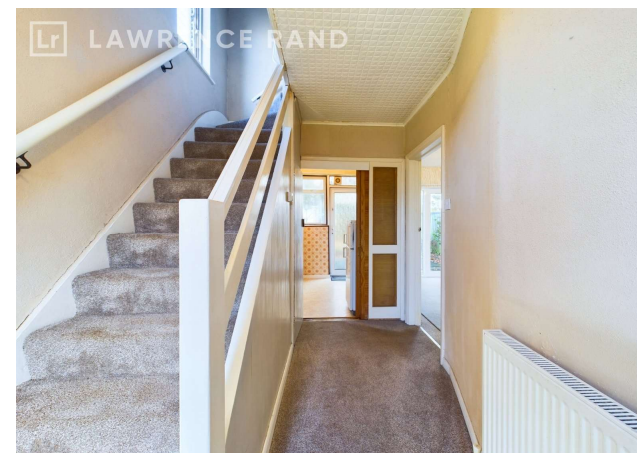
Coal mining area: No

Non-coal mining area: Yes

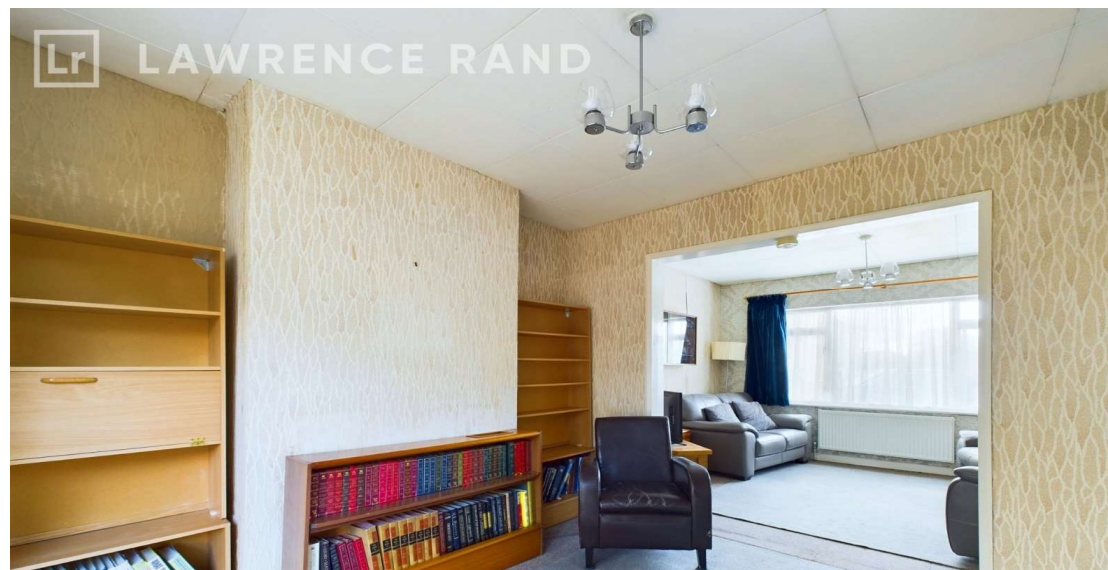
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: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




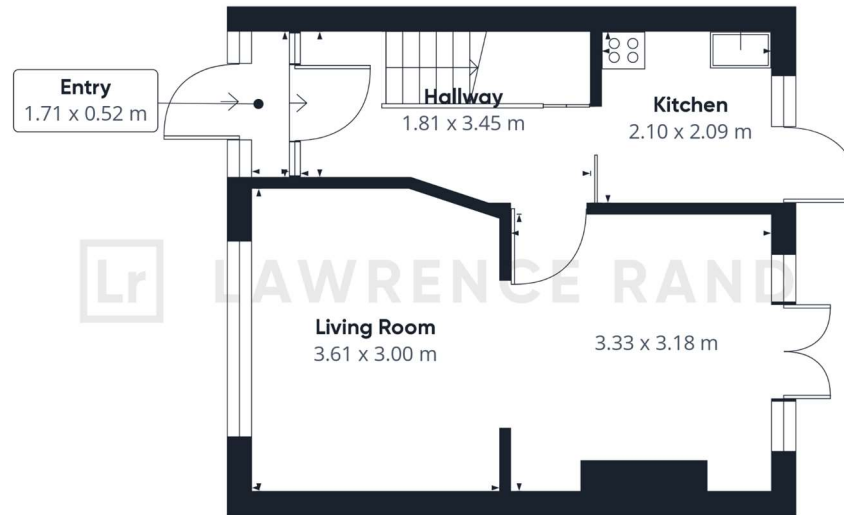




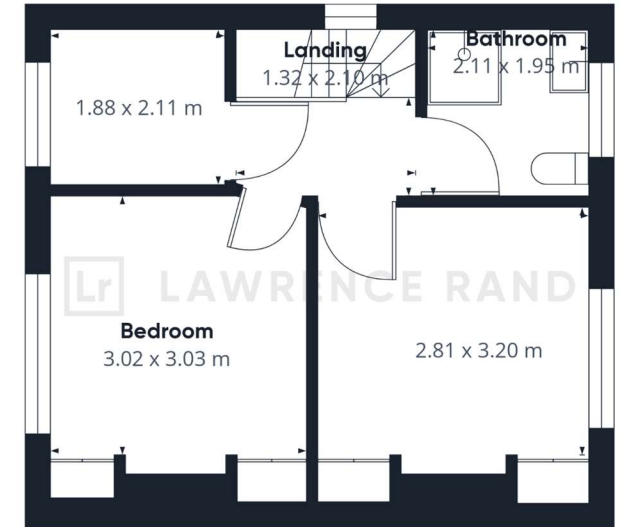




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>66</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



Ground Floor



Floor 1

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.