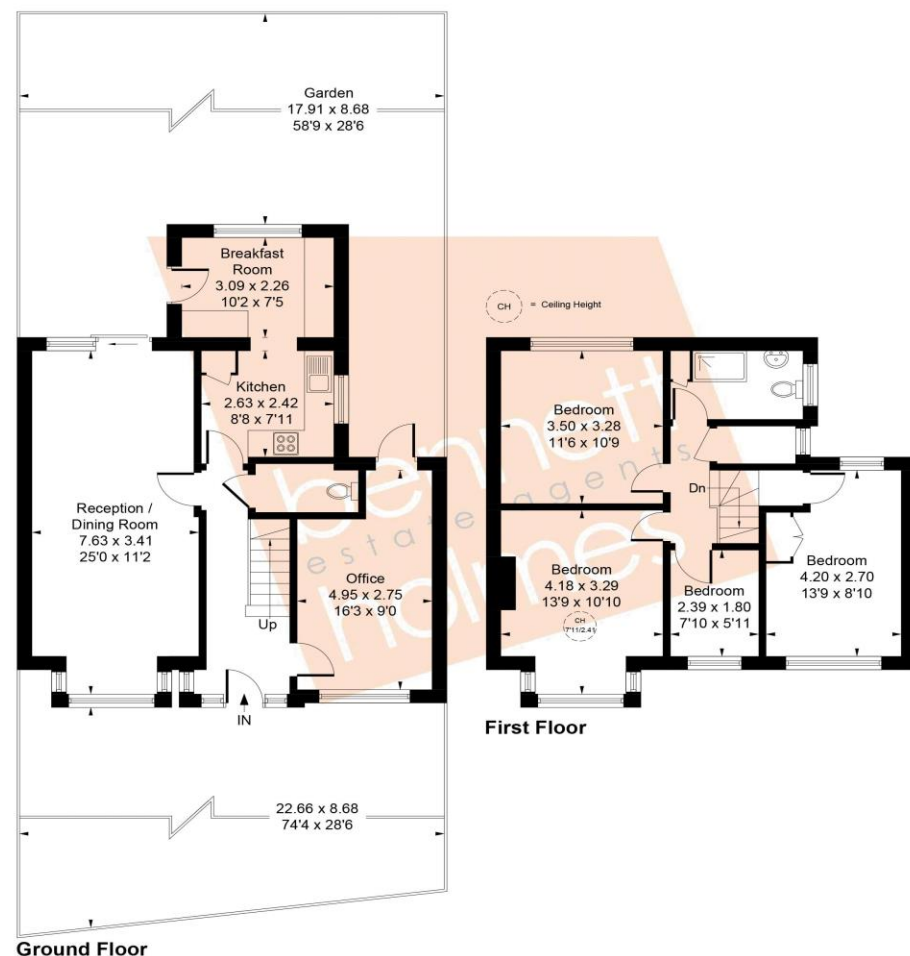


Elms Road Harrow HA3 6BT

Price Guide: Offers in Excess of £770,000

Elms Road, Harrow

Approximate Gross Internal Area
Ground Floor = 64.88 sq m / 699 sq ft
First Floor = 52.23 sq m / 562 sq ft
Total = 117.11 sq m / 1261 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Freehold
London Borough of Harrow
Council tax band F - £3461
EPC =E

NORTHOLT OFFICE

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sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Bennett Holmes are pleased to offer this well presented, heavily extended, four bedroom, two reception semi detached house situated in a residential location in Harrow Weald. The property is situated just off the Uxbridge Road. Elms Road is within easy access of Stanmore Station, Harrow and Wealdstone Station and Edgware Station. Both Harrow Weald High Street and Stanmore High Street are close by offering shops, restaurants and bus links. Local schools are also close by. Other benefits include a double storey side extension, a downstairs WC, modern kitchen/ diner, gas central heating, double glazed windows, off street parking for multiple cars, a large rear garden, there is potential to extend the property further STPP and no upper chain.



- FOUR BEDROOMS
- TWO RECEPTIONS
- SEMI DETACHED HOUSE
- HEAVILY EXTENDED
- DOWNSTAIRS WC
- POTENTIAL TO EXTEND THE PROPERTY FURTHER STPP
- OFF STREET PARKING FOR MULTIPLE CARS
- NO UPPER CHAIN

**Elms Road
Harrow
HA3 6BT**

Price Guide: Offers in Excess of £770,000



Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to the through lounge, office, downstairs WC and the extended kitchen. The modern kitchen is fitted with wall and base level units, sink and drainer, a four ring gas hob with an overhead extractor hood and electric oven, there is plumbing for a washing machine and space for a fridge/ freezer. From the extended kitchen and the through lounge there are patio doors to the rear garden.

Stairs lead to the first floor landing with doors to four bedrooms and the family bathroom.

Outside the property is a large rear garden which measures approx. 60 ft which is mainly laid to lawn with a patio area.

To the front is off street parking for multiple cars via own drive.

There is potential to extend the property further STPP.

