



2 Wellington Terrace  
Harrow on The Hill, HA1 3EP  
Asking Price £399,950

2 1 1 D



## 2 Wellington Terrace

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A Two Bedroom period cottage situated in this quiet side road off West Street. The property does require some improvement and refurbishment and is offered for sale with vacant possession.

Spacious Lounge with open plan kitchen, downstairs bathroom, 2 generous bedrooms, gas central heating, rear patio garden plus raised section of garden.

The property offers scope to add a full width rear extension as both neighbours either side have extended their properties. (Subject to the usual consents).

Wellington Terrace is a quiet sought after side road lying within the atmospheric Conservation Area of HARROW ON THE HILL and is within a few minutes walking distance of the historic high street with its popular restaurants, cafes & bars.

Sellers Sole Agents.

Front Door

Lobby

Lounge

Kitchen

Down Stairs Bathroom

Stairs to First Floor

Bedroom One

Bedroom Two

Rear Patio Garden







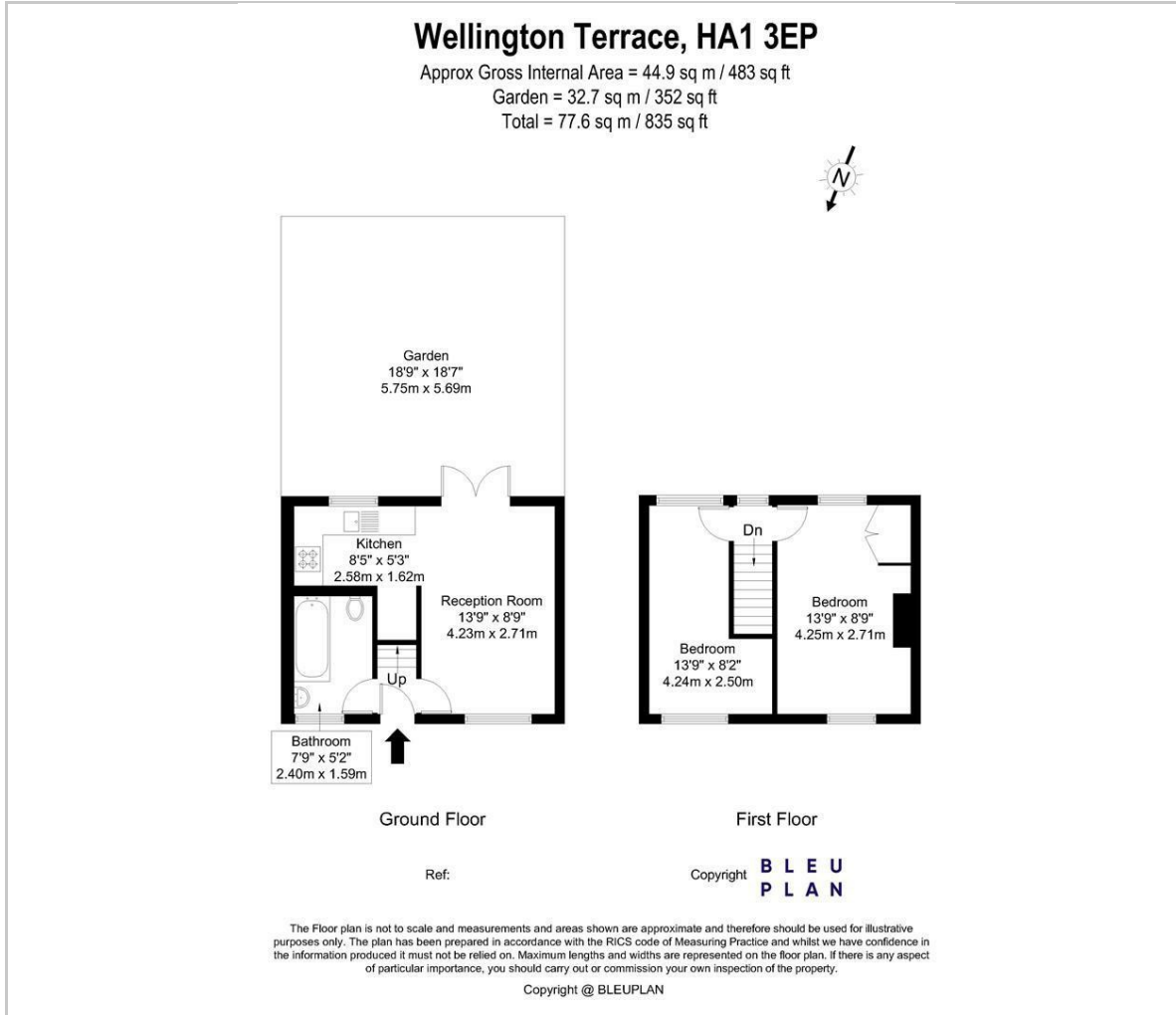
Additional Raised Section of Garden

EPC Rating D

Council Tax Band D



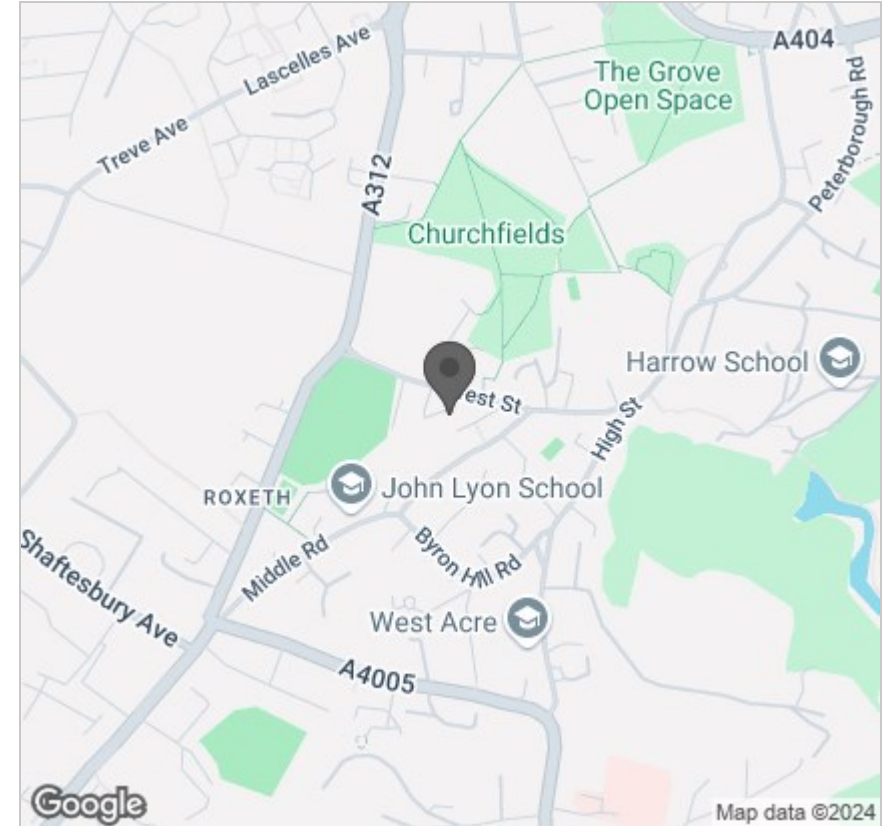
## Floor Plan



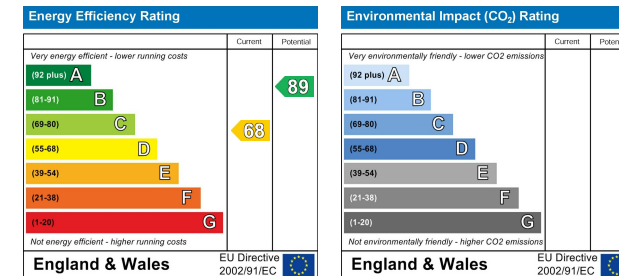
## Viewing

Please contact our Harrow on the Hill Office on 020 8422 3333 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

33-35 High Street, Harrow On The Hill, Harrow, Middlesex, HA1 3HT  
Tel: 020 8422 3333 Email: enquiries@wilson-hawkins.co.uk www.wilson-hawkins.co.uk