



7 Melbury Road  
Harrow, HA3 9RA

£610,000



## 7 Melbury Road

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A 3 bedroom semi detached family home with a rear extension well set on a bold corner plot. The property benefits from its own drive to the rear and offers potential for a double storey side extension subject to the usual consents.

The property offers scope to update & refurbish and is offered for sale with no upper chain. 3 bedrooms, 3 reception rooms, kitchen, family bathroom with separate wc, double glazing & gas central heating.

Conveniently located within 0.5 miles of Kingsbury (Jubilee Line) and 0.9 miles of Preston Road (Metropolitan Line) underground tube stations, bus routes, and local shopping facilities. A number of highly regarded schools are also within walking distance.

Entrance Porch

Front Door

Entrance Hall

Lounge open plan to:

Dining Room

Family Room

Kitchen

Stairs to First Floor

Landing

Bedroom One

Bedroom Two

Bedroom Three







Bathroom

Outside

Own Drive To Rear

Garden to 3 Sides

Council Tax Band E

EPC Rating

# Melbury Road, HA3 9RA

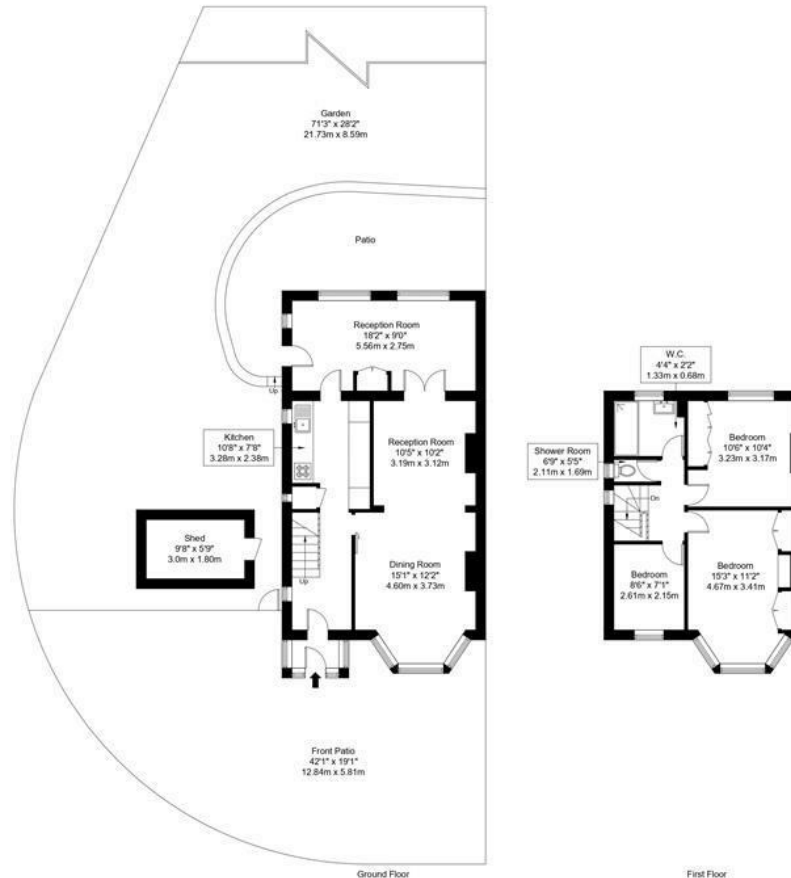
Approx Gross Internal Area = 101.12 sq m / 1088 sq ft

Front Patio = 76.13 sq m / 819 sq ft

Garden = 202.34 sq m / 2178 sq ft

Shed = 5.4 sq m / 58 sq ft

Total = 384.99 sq m / 4143 sq ft



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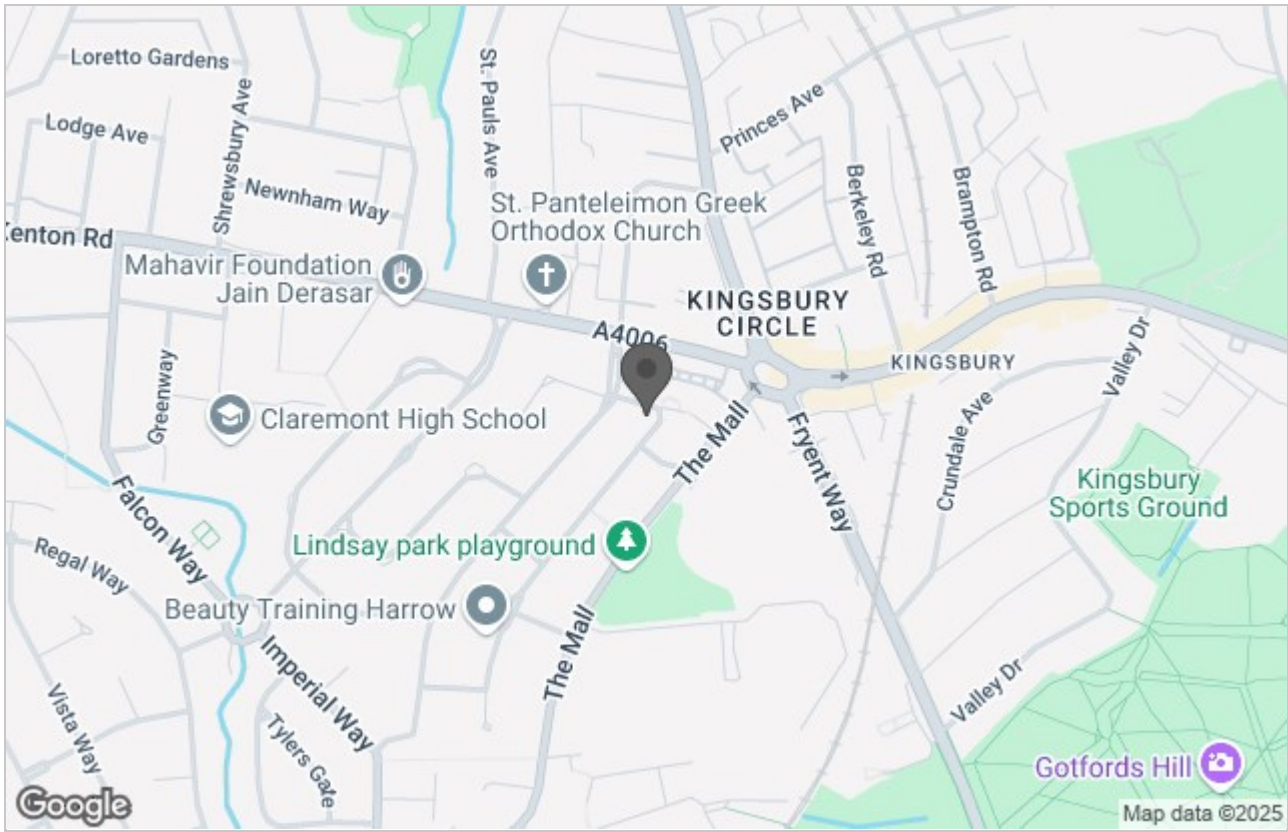
**BLEU  
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

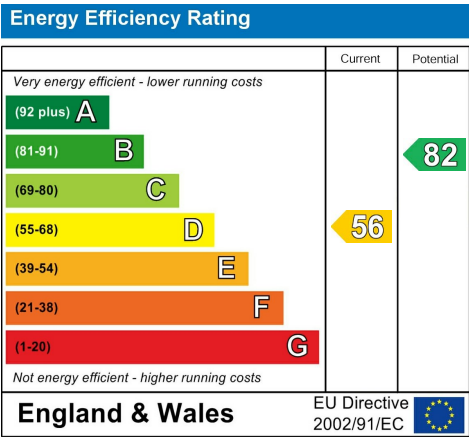
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Area Map



Energy Efficiency Graph



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.

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 firms 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