

***WELBECK ROAD, HARROW***



***Three Bedroom End Of Terrace House***

***Guide Price £650,000***

## *Description*

**\*\*Guide Price £650,000-£675,000\*\*** Robertson Phillips are pleased to be able to offer for sale this three bedroom family house with garage and own driveway well positioned for shopping and transport facilities in the surrounding area. Benefits include gas central heating, double glazed windows, two reception rooms, modern kitchen and bathroom and ample scope to extend (stpp)



***Location:*** The property is just 0.5 miles from Rayners Lane station which provides access to two underground lines (Metropolitan and Piccadilly) on tube. It also falls within the catchment area for 'outstanding' OFSTED rated schooling.





- *Three bedroom end of terraced house with garage and own driveway*
- *Two reception rooms*
- *Gas central heating and majority double glazed windows*
- *Offered for sale in good order with modern kitchen and bathroom*
- *Close to all facilities*
- *No Upper Chain*



### Additional Information

**TENURE: FREEHOLD**

**LOCAL AUTHORITY: LONDON BOROUGH OF HARROW.**

**ENERGY EFFICIENCY RATING: D**



Total area: approx. 108.9 sq. metres (1172.6 sq. feet)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C		
55-68	D	66   D	
39-54	E		
21-38	F		
1-20	G		



We have not sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.