

## ***HARLEY CRESCENT, HARROW***



***Three Bedroom Semi Detached House***

***OIEO £600,000***

## *Description*

A well presented three bedroom semi detached house off with street parking and a useful outbuilding ideal for home working. This property is located in a popular and sought after residential location that has good transport links and is to be sold with the benefit of no upper chain. Benefits to the property include; New roof, new driveway, new rewiring and replumbing, gas central heating, double glazed windows, a porch, two reception rooms, a downstairs cloakroom, modern kitchen, a larger than average garden and the aforementioned outbuilding or entertainment room (converted from the original garage) with the added bonus of a shower room. On the first floor you have two double bedrooms and a single bedroom and a modern family sized bathroom. This modern family home is ready to move in and an internal inspection comes highly advised.



***Location:*** Great catchment for highly sought primary (Marlborough) and secondary schools (Nower Hill). Harrow On The Hill Metropolitan Line and Harrow & Wealdstone Bakerloo and London Overground stations are within one mile







- *Three bedroom semi detached house with off street parking*
- *Recently rewired & replumbed*
- *Modern kitchen and bathroom*
- *No Upper Chain*
- *Recently refurbished to a high standard including; New roof, & driveway*
- *Two reception rooms and a guest ground floor cloakroom*
- *Useful outbuilding great for home office or entertainment room*



#### Additional Information

TENURE: FREEHOLD

LOCAL AUTHORITY: LONDON BOROUGH OF HARROW

ENERGY EFFICIENCY RATING: D



Total area: approx. 102.0 sq. metres (1098.4 sq. feet)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 63 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.