

CAMBRIDGE ROAD, NORTH HARROW



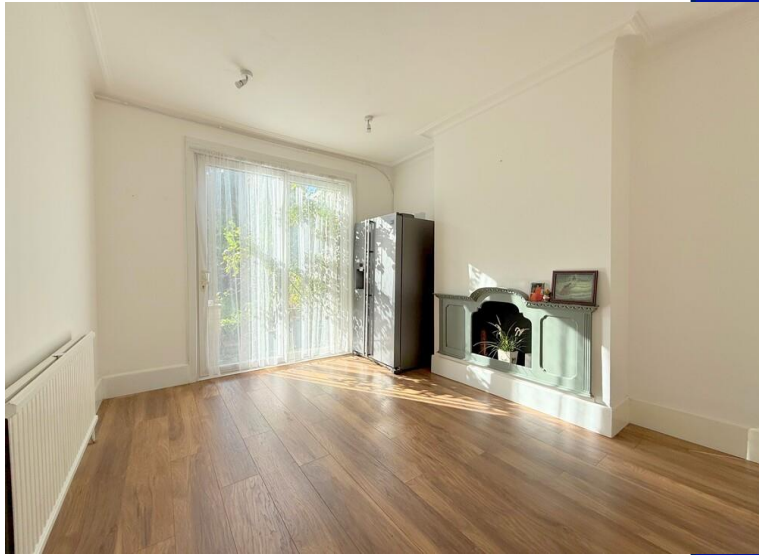
Three Bedroom Semi Detached House

Guide Price £725,000

Description

Robertson Phillips are pleased to have received sole agency instructions to offer for sale this **THREE BEDROOM, TWO RECEPTION** home boasting contemporary interiors throughout and situated within a short walk to North Harrow Metropolitan line station, Nower Hill High School and local shops. **ACCOMMODATION:** Entrance hall, living room, dining room, kitchen/breakfast room (with appliances including dishwasher), principal bedroom, bedroom two, single third bedroom and modern bathroom suite with built in shower above bath. **BENEFITS** include; Gas/CH, D/Glazing, laminate flooring to ground floor, rear garden and off street parking to front for two cars. Garage for storage and a downstairs WC.





- *Three bedroom semi detached house*
- *Favoured residential road*
- *Two reception rooms plus kitchen/breakfast*
- *No Upper Chain*
- *Close to station, off street parking*
- *Good order with gas central heating and double glazed windows*
- *Downstairs guests WC and a garage for storage*



Additional Information

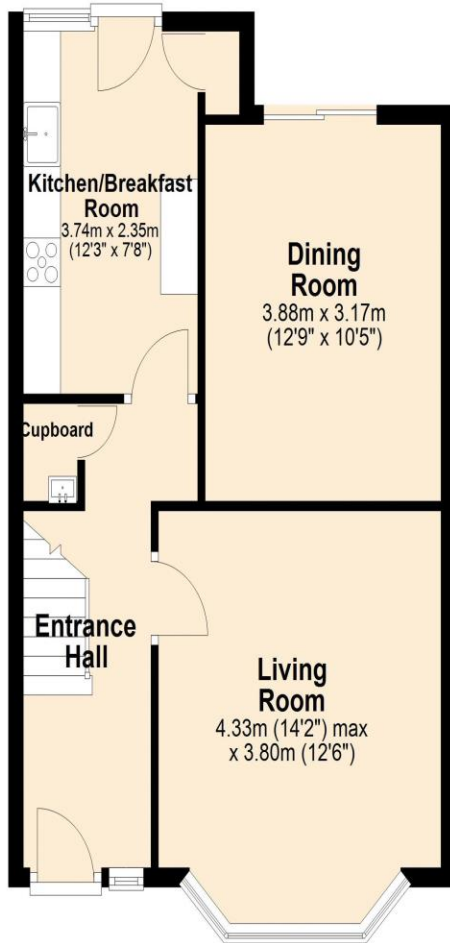
TENURE: FREEHOLD

LOCAL AUTHORITY: LONDON BOROUGH OF HARROW.

ENERGY EFFICIENCY RATING: D

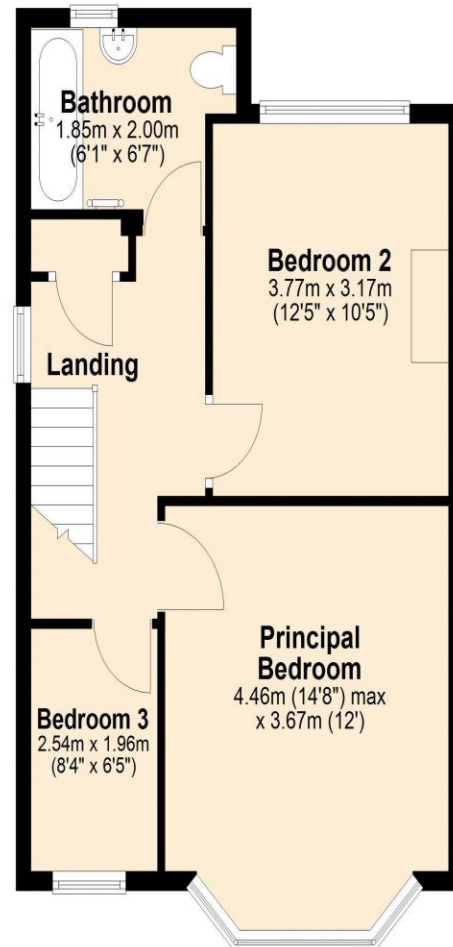
Ground Floor

Approx. 46.3 sq. metres (498.2 sq. feet)



First Floor

Approx. 46.1 sq. metres (496.3 sq. feet)



Total area: approx. 92.4 sq. metres (994.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 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.