



**Warham Road, Harrow**

**£550,000 Freehold**

**This charming three-bedroom, semi-detached family home is to be sold with no upper chain and is conveniently located for access to excellent transport and shopping facilities, including Harrow & Wealdstone Bakerloo and London Overground station. The property comprises of a spacious through-lounge and kitchen on the ground floor, whilst to the first floor there are three bedrooms and a family shower room. In addition, this property presents an exciting opportunity for potential buyers to extend both to the loft and rear, subject to the usual planning consents.**

**A comprehensive selection of schools are also accessible from this location, including St. Joseph's & Belmont Primary Schools and excellent shopping, dining and leisure facilities within Harrow's town centre are a short distance away.**

**EPC Rating: D  
Council Tax Band: E**

- No Upper Chain • Semi-Detached Family Home • Three Bedrooms • Spacious Through Lounge • Kitchen • Shower Room • Double Glazed Windows • Gas Central Heating System • Potential To Extend STPP • Schools, Shopping and Transport Facilities Closeby



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### **FURTHER DETAILS**

The accommodation comprises of an entrance hall, spacious through lounge and kitchen on the ground floor, whilst to the first floor there are three bedrooms and a family shower room. Outside there is a shared-drive way to the side with gardens to the front and rear.

### **LOCATION**

This property is situated on Warham Road, which is located just off Locket Road. From here, trains into the centre of London can be accessed via the Bakerloo and London Overground lines, which can both be found within one mile at Harrow & Wealdstone train station, with the fastest train to Euston taking approximately 13 minutes. A comprehensive selection of schools are also accessible from this location, including St. Joseph's & Belmont Primary School and excellent shopping and leisure facilities within Harrow's town centre are a short distance away.

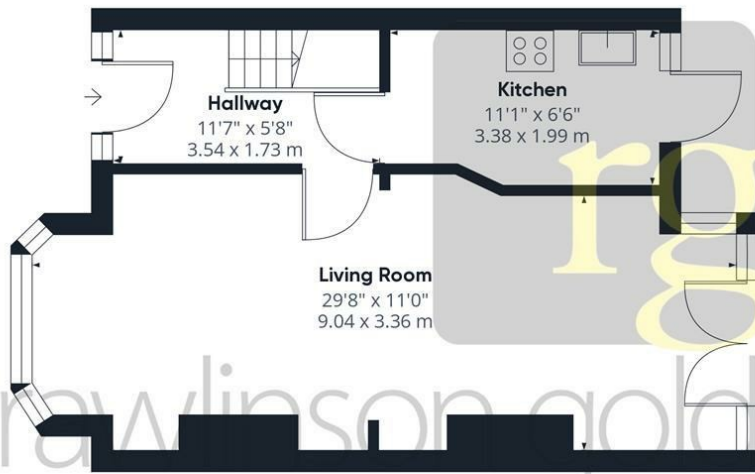
### **FREE MARKET APPRAISAL**

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.

### **CONTACT RAWLINSON GOLD**

If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office on 020 8861 2020 or by email at [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk)





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

866.56 ft<sup>2</sup>  
80.51 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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