



**Walton Road, Harrow**

**£625,000 Freehold**

Rawlinson Gold are pleased to present for sale this superb semi-detached family home arranged over three floors. The property has been comprehensively extended into the loft and rear and now comprises of four bedrooms, two bathrooms, a through lounge and a sun-room / conservatory. In addition, the property also benefits from off street parking to the front, a mature garden to the rear and a double garage which can be accessed via the garden and a right-of-way passage.

**EPC Rating: D**

**Council Tax Band: D**

• Semi-Detached Family Home • Arranged Over Three Floors • Four Bedrooms • Two Bathrooms • Through Lounge • Sun Room / Conservatory • Kitchen • Off-Street Parking • Mature Rear Garden • Double Garage



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### **FURTHER DETAILS**

This fine family home comprises of an entrance hall, through lounge with living and dining area, kitchen and sun room extension on the ground floor, whilst to the first floor there are three bedrooms and a four-piece family bathroom. A further set of stairs then lead up to the loft conversion where the master bedroom resides, boasting a private en-suite bathroom and eaves storage which is currently used as a walk-in wardrobe. Outside there is off street parking to the front, and to the rear there is a mature garden and a double garage, which is accessible via a right-of-way passage.

### **LOCATION**

Walton Road is located approximately one mile from Harrow's town centre and is within walking distance of Harrow Recreation Park and around a quarter of a mile from Wealdstone's High Street. This means that within walking distance are Metropolitan, Bakerloo, London Overground and National Rail train services, with London Euston reachable in under 30 minutes. Also, within a very short walk is the highly rated Marlborough School (Ofsted rated Outstanding).

### **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 by telephone on 020 8861 2020 or by email at [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk).

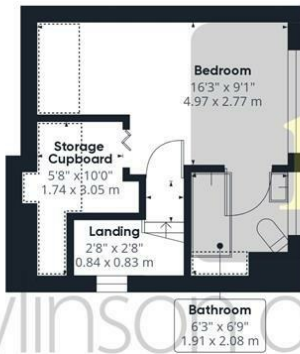




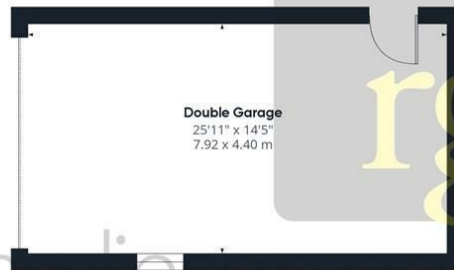
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

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

1554.09 ft<sup>2</sup>  
144.38 m<sup>2</sup>

**Reduced headroom**

49.22 ft<sup>2</sup>  
4.57 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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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