



**Cecil Road, Wealdstone, Harrow**

**£450,000 Freehold**

Rawlinson Gold are delighted to present this chain free, two double bedroom, mid-terrace family home located within close proximity of Wealdstone's bustling High Street. This location provides easy access to excellent shopping, dining, leisure and transport facilities, including Harrow & Wealdstone Bakerloo and London Overground train station. The house is presented for sale in good decorative order throughout, with a modern fitted kitchen and bathroom, and would ideally suit a first time or investment buyer.

In addition, a comprehensive selection of schools are also accessible from this location, including Whitefriars Primary, Middle and High Schools; rated 'outstanding' by Ofsted, The Sacred Heart Language College; rated 'outstanding' by Ofsted and Salvatorian College, rated 'good' by Ofsted.

An internal viewing is highly recommended.

EPC Rating: C  
Council Tax Band: D

- Chain Free • Mid-Terrace Family Home • Two Double Bedrooms • Through Lounge • Modern Fitted Kitchen • Modern Bathroom • Gas Central Heating System • Double Glazed Windows • Good-Size Garden, Mainly Laid To Lawn • Close To Transport Links and Amenities



rawlinson gold **rg**  
ESTATE AGENTS  
Est. 1994

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### **FURTHER DETAILS**

The property comprises of an entrance hall, through lounge, storage cupboard and kitchen on the ground floor, whilst to the first floor there is a landing, a family bathroom with storage cupboards, a further storage cupboard and two good-size double bedrooms. To the front there is a paved garden, whilst to the rear there is a well-maintained garden mainly laid to lawn.

### **LOCATION**

Cecil Road is conveniently located within a short walk from Harrow & Wealdstone Bakerloo and London Overground Train Station, with the fastest train to Euston taking approximately 13 minutes. A comprehensive selection of schools are also accessible from this location, including Whitefriars Primary, Middle and High Schools; rated 'outstanding' by Ofsted, The Sacred Heart Language College; rated 'outstanding' by Ofsted and Salvatorian College, rated 'good' by Ofsted. In addition, excellent shopping, dining, leisure and transport 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)





**Approximate total area<sup>(1)</sup>**  
868.13 ft<sup>2</sup>  
80.65 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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