



55 Herga Road, Harrow, HA3 5AU

Offers in excess of £450,000

Goodmove present this four-bedroom property requiring full refurbishment, situated on Herga Road in Harrow and offering approximately 874 sq ft (81.33 sq m) of accommodation arranged over two floors.

The property provides an excellent opportunity for buyers looking for a renovation project, with the potential to create a substantial family home tailored to their own requirements and style. The accommodation comprises four bedrooms, a separate kitchen and family bathroom, with a particularly generous principal bedroom measuring approximately 14'6" x 11'3".

The ground floor offers two bedrooms, a kitchen and bathroom, while the first floor provides a further two bedrooms. The existing layout provides a good foundation for refurbishment and offers scope for modernisation throughout.

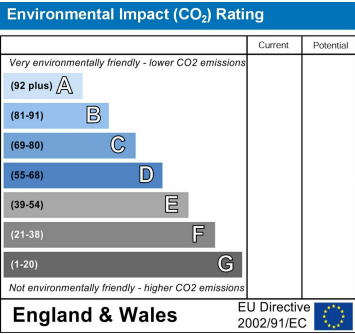
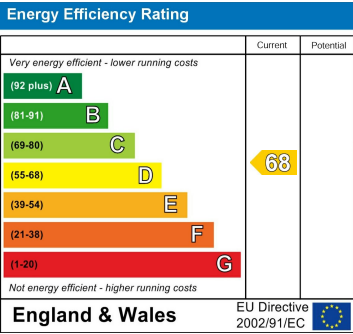
The property is in need of full refurbishment, making it particularly suited to buyers, developers or investors seeking a project with the opportunity to add value through improvement and modernisation.

Viewings are highly recommended.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB
Tel: 0113 892 1166
sales@goodmove.co.uk
www.goodmove.co.uk