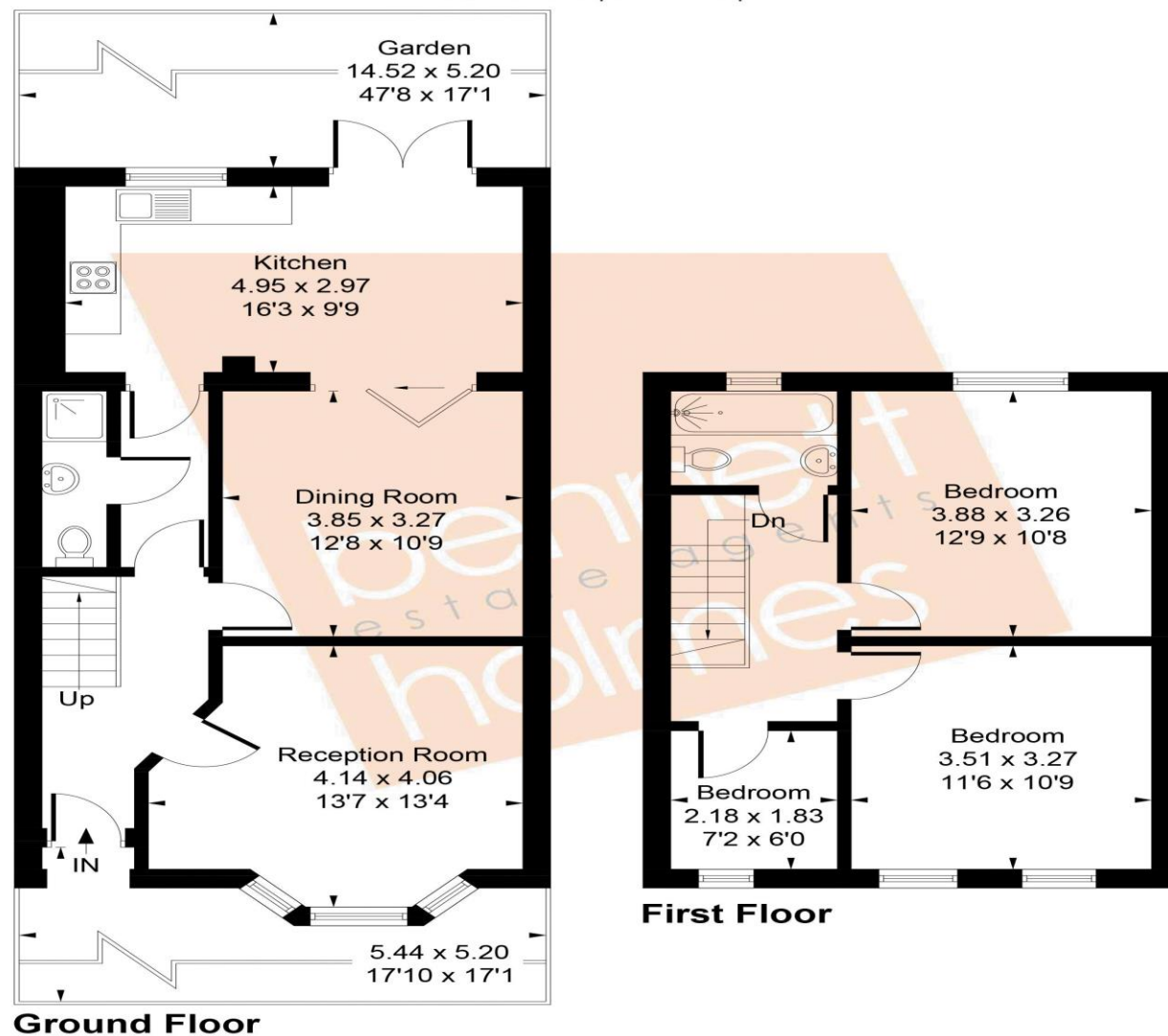


Wargrave Road Harrow HA2 8LL

Price Guide: £525,000

Wargrave Road

Approximate Gross Internal Area
Ground Floor = 56.40 sq m / 607 sq ft
First Floor = 39.52 sq m / 425 sq ft
Total = 95.92 sq m / 1032 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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NORTHOLT OFFICE

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sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

Freehold
Borough of Harrow Council
Tax Band D- £2,396
EPC- C



Bennett Holmes are pleased to offer this extended, three bedroom terrace house situated in a residential location in South Harrow. The property is situated within 0.3 miles to South Harrow's main shopping and transport facilities to include the Piccadilly Line tube station and within 0.6 miles to Northolt Parks National rail station. Local bus routes and schools are also close by. Other benefits include a rear extension and there is potential to extend the property further STPP. A downstairs shower room with WC, two reception rooms, front and rear gardens, gas central heating and double glazed windows.

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



- THREE BEDROOMS
- TERRACE
- EXTENDED TO THE REAR
- DOWNSTAIRS SHOWER ROOM/ WC
- FRONT AND REAR GARDENS
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- 0.3 MILES TO SOUTH HARROW TUBE STATION

**Wargrave Road
Harrow
HA2 8LL**

Price Guide: £525,000



Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to two reception rooms, the downstairs shower room with WC and the extended kitchen. The kitchen is fitted with wall and base level units, a sink and drainer, an integrated 4 ring gas hob with an overhead extractor hood and integrated electric oven. There is space for a fridge/ freezer, plumbing for a washing machine and there are patio doors to the rear garden.

Stairs lead up to the first floor landing with doors to three bedrooms and the bathroom. There are two double bedrooms and one single bedroom.

Outside the property is a rear garden which measures approx. 50 ft and is mainly laid to lawn with a patio area.

To the front of the property is a paved front garden.

