



ESTATE & LETTINGS AGENTS

Belmont Road, Harrow, HA3



FOR SALE £449,950 Freehold

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

A well-presented two bedroom mid-terrace home ideally located on Belmont Road, close to the popular Byron Park and within easy reach of local amenities and excellent transport links.

To the ground floor, the property offers a spacious through lounge/diner providing an excellent reception and dining space, with plenty of natural light. To the rear is a separate fitted kitchen/utility room with direct access onto the garden, making it a practical space for everyday family life and entertaining.

The first floor provides two wonderfully sized bedrooms, along with a smart family bathroom positioned to the rear. The bathroom benefits from both a separate shower and bath, offering flexibility for modern living.

The property is fully double glazed and benefits from gas central heating throughout. The house does require some modernisation but has been priced accordingly.

Situated on Belmont Road, the property is near Byron Park and less than half a mile from the High Street, where a range of shops, cafés and everyday amenities can be found.

For commuters, Harrow & Wealdstone Station is also within easy reach, providing fast and convenient connections into Central London via the Bakerloo Line and London Overground.

The property is being sold with **no onward chain**, making it an excellent opportunity for buyers looking for a straightforward and potentially speedy purchase.

Please note the living room pictures have been altered using AI to remove the vendors personal belongings.

Key Information

- **Tenure:** Freehold
- **Council Tax:** Band D – Harrow
- **EPC:** C



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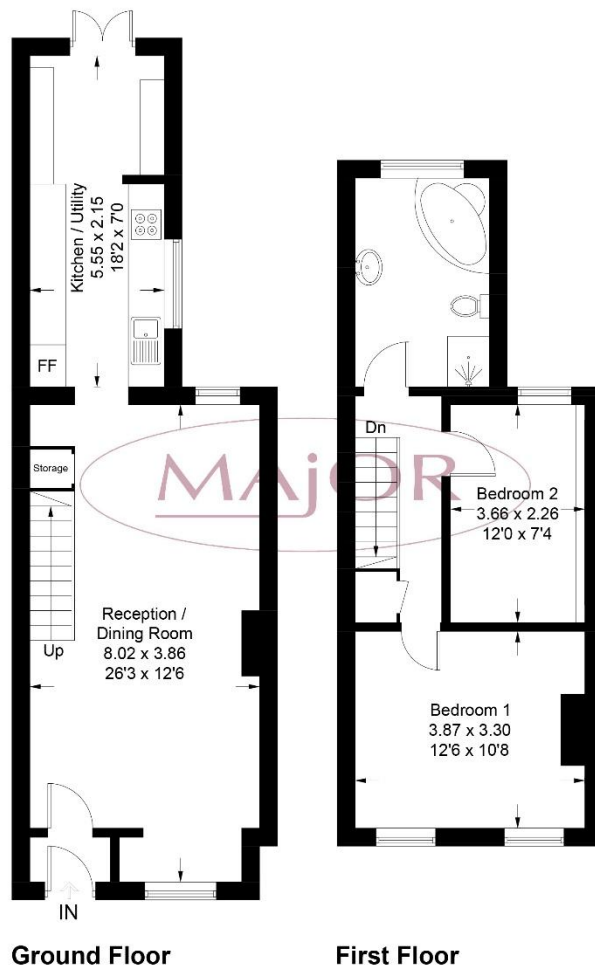


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan



Approximate Gross Internal Area = 79.9 sq m / 860 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1329515)

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Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

