



**Belmont Road, Harrow**

**£450,000 Freehold**

**Situated in a convenient and sought-after location, this well-presented two-bedroom home offers comfortable living accommodation, ideal for first-time buyers, small families, or investors alike.**

**The property features a spacious through reception room, providing living and dining space, complemented by a contemporary-style fitted kitchen designed for modern living. Upstairs, there are two bedrooms and a family bathroom. Further benefits include double-glazed windows, gas central heating, and a private rear garden, perfect for outdoor relaxation and entertaining.**

**Ideally positioned within easy reach of local high street shops, amenities, and excellent transport links, the property also enjoys close proximity to Byron Park, offering attractive green open spaces for leisure and recreation.**

**Council Tax Band: D  
EPC Rating: D**

**• Terraced Family Home • Two Double Bedrooms • Through Lounge • Modern Fitted Kitchen & Bathroom • Double Glazed Windows • Gas Central Heating System • Recreation & Leisure Facilities Nearby • Close To Transport & Shopping Facilities**





**Belmont Road, Harrow**

**£450,000 Freehold**

### **FURTHER DETAILS**

The accommodation comprises of a through reception room that leads to the kitchen and in turn leads to the rear garden. To the first floor there are two bedrooms and a family bathroom.

### **LOCATION**

Belmont Road is a well-positioned residential street in Wealdstone, ideally situated between Stuart Road and Grasmere Gardens and running parallel to the popular Byron Recreation Ground.

The area is well served by a variety of local amenities, well-regarded schools, and excellent transport links, including Harrow & Wealdstone Station, providing convenient Bakerloo line and Lioness line services into Central London and beyond.

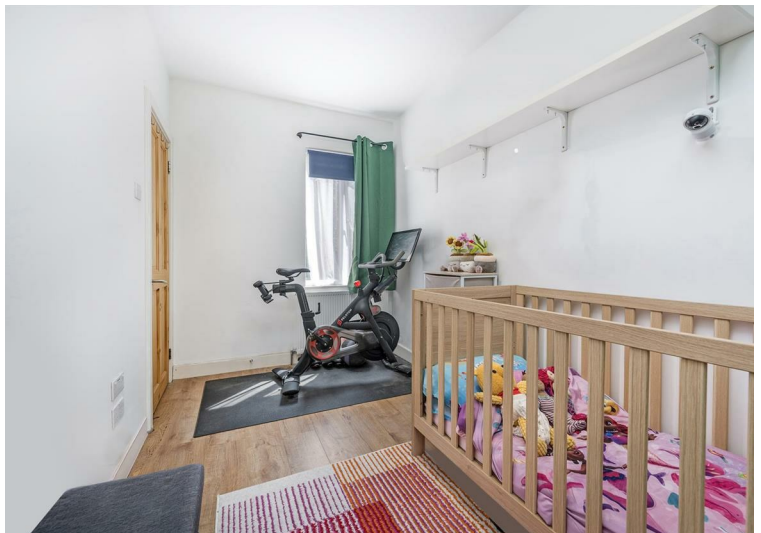
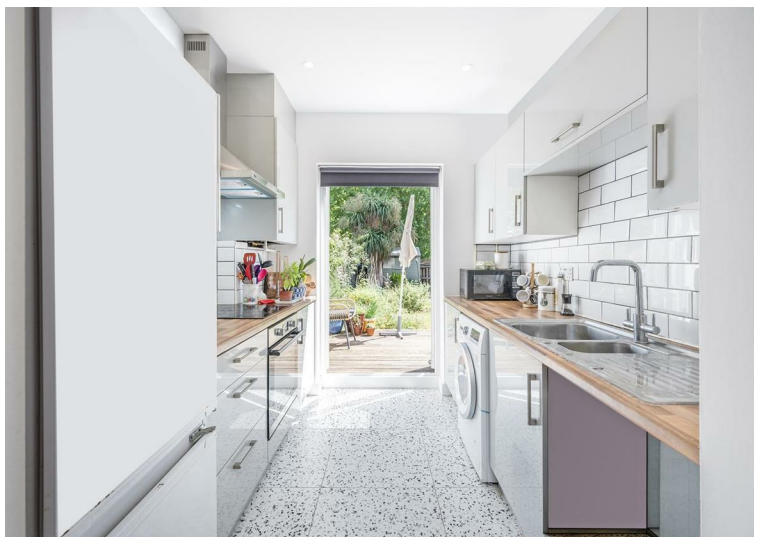
### **CONTACT RAWLINSON GOLD**

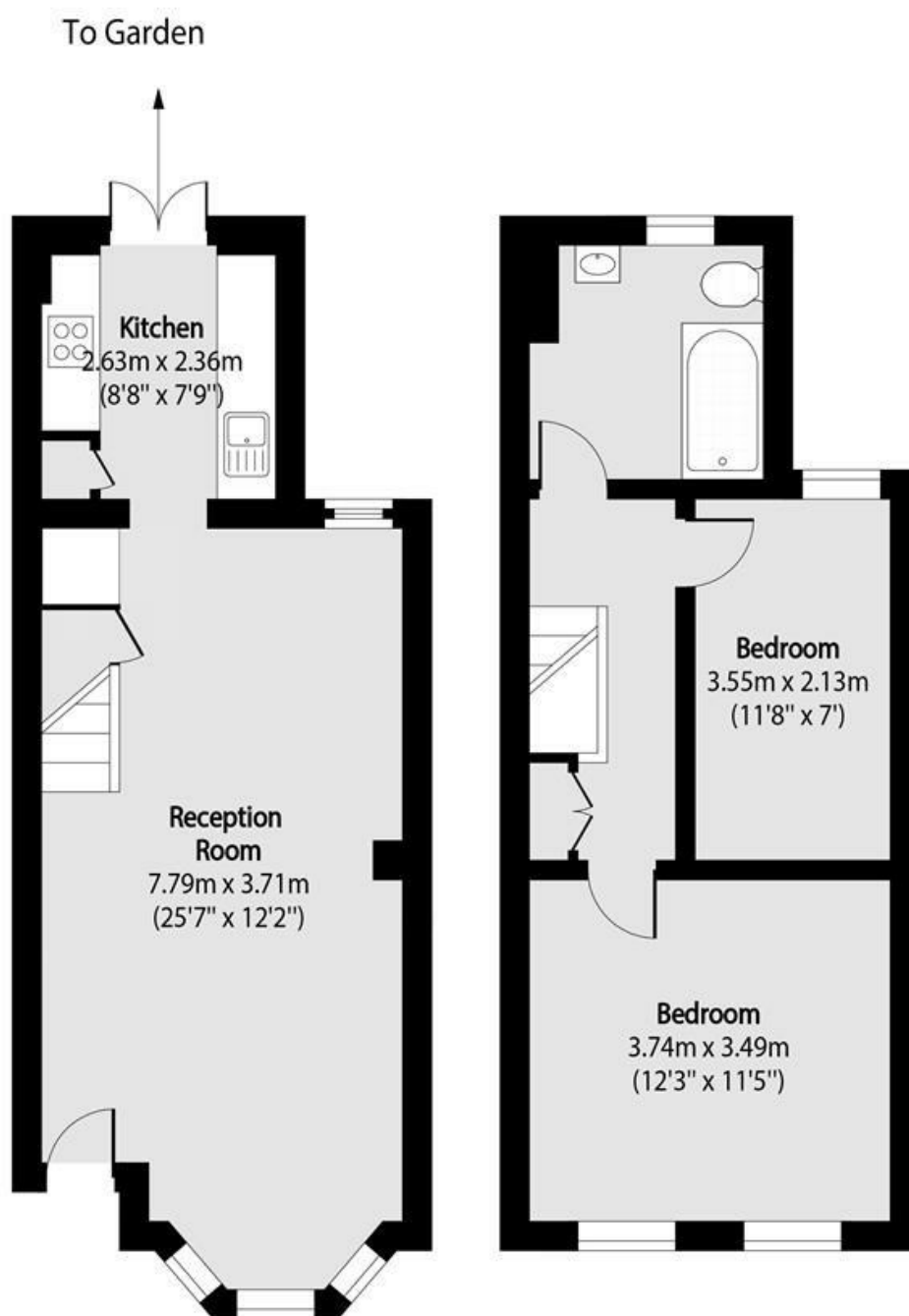
If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office by telephone on 020 8861 2020 or by email at [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk).

### **FREE MARKET APPRAISAL**

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.







Total area (approx): 66.84 sq m (719 sq. ft)