



ESTATE & LETTINGS AGENTS

Graham Road, Harrow, HA3



FOR SALE £475,000 Freehold

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
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Rarely Available Two-Bedroom Semi-Detached Home – Graham Road

Situated in the quiet cul-de-sac section of Graham Road, this rarely available two-bedroom semi-detached house presents an excellent opportunity for families, first-time buyers, or investors alike. The property was previously granted planning permission for a rear extension, offering fantastic potential to further enhance and expand (subject to renewal of consent).

The home benefits from a side entrance leading into a welcoming hallway. From here, you enter the front reception room, with a further rear reception room providing additional living or dining space. The rear reception leads through to a fitted kitchen, which in turn opens into a side conservatory area, creating a practical and versatile layout.

Upstairs comprises two generously sized double bedrooms, both featuring fitted cupboards, along with a family bathroom.

Externally, the property offers a paved rear garden with a shed situated towards the back, as well as convenient side access to the garden. To the front, there is a paved driveway providing off-street parking.

Ideally located within a short distance of Harrow & Wealdstone Underground/Overground Station, the property offers excellent transport links. Wealdstone High Street is also nearby, providing a variety of shops, amenities, and local services. The home is just a few minutes' walk from local places of worship and the highly sought-after Whitefriars School.

Early viewing is highly recommended to fully appreciate the location, potential, and charm this home has to offer.

Key Features:

- Rarely available two-bedroom semi-detached house
- Previously granted planning permission for rear extension (STPP)
- Two double bedrooms with fitted cupboards
- Family bathroom
- Paved rear garden with shed
- Paved driveway providing off-street parking
- Short distance to Harrow & Wealdstone Underground/Overground Station
- Close to Wealdstone High Street
- Near the highly sought-after Whitefriars School

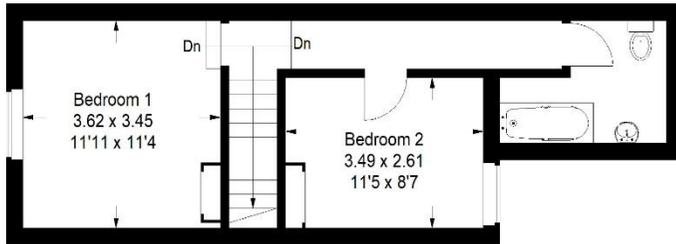


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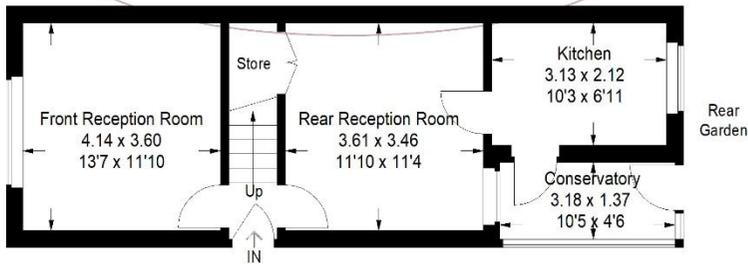
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Floor Plan



First Floor

MAJOR



Ground Floor

Approximate Gross Internal Area = 79.1 sq m / 851 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID 802765)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.



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