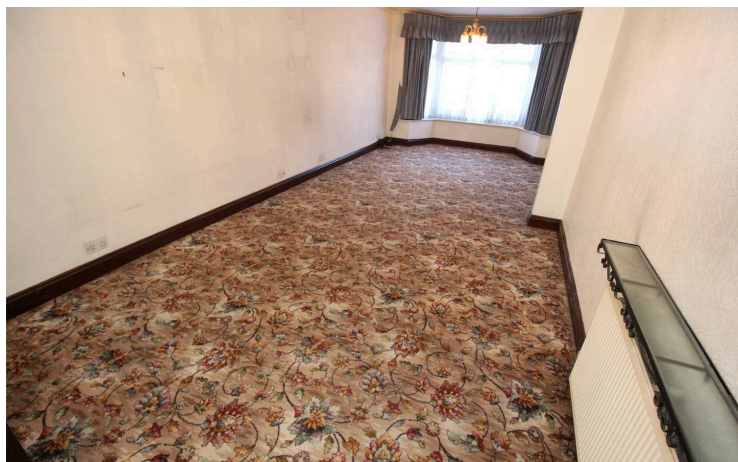


Chas R

LOWE

Est. 1876

43 Wemborough Road, Stanmore - HA7 2EA
£610,000 Freehold





Front door with leaded light glass leading into,

ENTRANCE HALL : double radiator, power points, stairs leading to landing, understairs storage.

GUEST CLOAKROOM : low level flush WC, corner mounted wash hand basin.

THROUGH LOUNGE/DINING ROOM : bay windows with double glazed units overlooking front, two double radiators, power points, sliding door leading into

KITCHEN/DINING ROOM

Kitchen area : base and eye level units, roll top work surfaces to three sides, stainless steel sink and drainer, Smeg electric hob with extractor fan and light above, oven below, double glazed door leading onto rear garden, double glazed window overlooking rear garden.

Dining area : parquet flooring, double glazed window overlooking rear garden.

UTILITY AREA : plumbing for washing machine, floor mounted Potterton gas central heating boiler, frosted window.

LANDING : access to loft, stained glass leaded light window to side, power point.

BEDROOM : bay windows with double glazed units overlooking front, single radiator, power points, built in wardrobes.

BEDROOM : double glazed bay windows overlooking rear garden, single radiator, built in wardrobes with inset vanity unit, cupboard housing copper cylinder and pump, power points.

BEDROOM : window overlooking front, single radiator, power points.

WET ROOM : low level flush WC, pedestal wash hand basin, tiled walls, tiled flooring, open shower area, frosted window.

REAR GARDEN : initial crazy paved patio area leading to rear of garage, mainly laid to lawn with pathway leading to hardstanding with shed to rear.

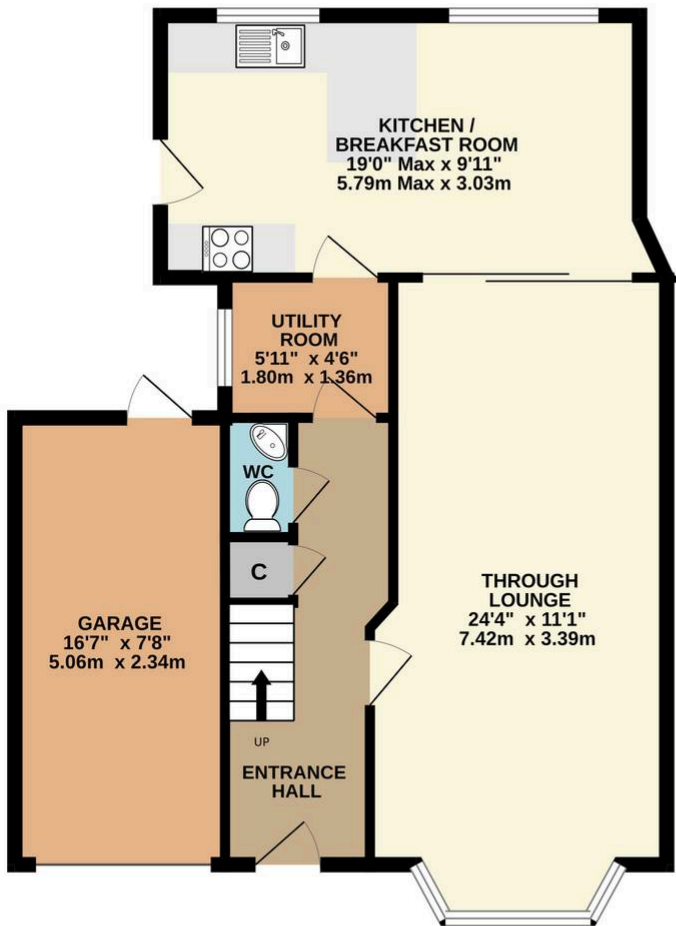
GARAGE : metal up and over door, power and light.

FRONT OF PROPERTY : crazy paved off street parking for several vehicles.

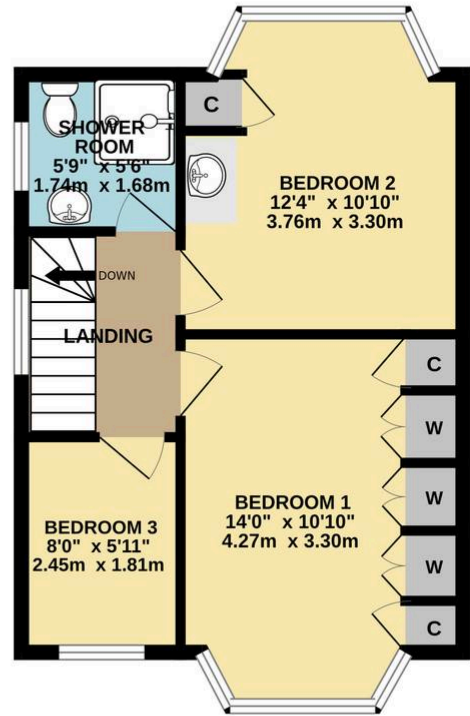
HARROW COUNCIL TAX BAND E



GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



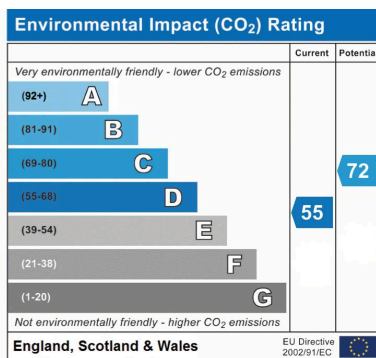
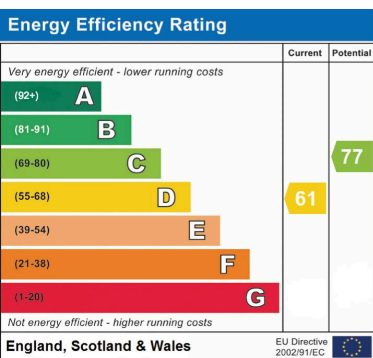
1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



MEASUREMENTS EXCLUDE THE GARAGE

TOTAL FLOOR AREA : 1012 sq.ft. (94.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. 2/3/2028

- 1. Money Laundering Regulations:** Prospective purchasers will be required to provide identification documents at a later stage. We kindly request your cooperation to ensure there is no delay in progressing the sale.
- 2. General Information:** Whilst every effort is made to ensure these particulars are fair, accurate, and reliable, they are provided as a general guide only. If any aspect is of particular importance, please contact our office and we will be happy to verify the details for you, especially if you are planning to travel a significant distance to view the property.
- 3. Measurements:** All measurements are provided for guidance purposes only and should not be relied upon as exact.
- 4. Services:** We have not tested any services, systems, or appliances within the property. Prospective buyers are advised to obtain their own surveys or service reports prior to finalising any purchase.
- 5. Disclaimer:** These particulars are issued in good faith but do not constitute statements of fact or form part of any offer or contract. All information should be independently verified by prospective buyers or tenants. Neither the company nor its employees or agents are authorised to make or provide any warranties or representations regarding the property.

Anti-Money Laundering (AML)

Chas R Lowe Estates is required to carry out Anti-Money Laundering (AML) checks in accordance with regulations set by HM Revenue and Customs (HMRC) for all property transactions. It is a legal requirement for both buyers and sellers to complete these checks successfully before any transaction can proceed.

For buyers, where any part of the purchase funds are being provided as a gift, the individual(s) providing the gifted funds will also be required to undergo AML checks.

We utilise Coadjute's Assured Compliance service to undertake these AML checks. A fee of £27.00 plus VAT will be charged per individual for each AML check conducted.