




Estate Agents
Hurst

131A Leamington Crescent, Harrow, HA2 9HJ
£550,000

131A Leamington Crescent, Harrow, HA2 9HJ

A beautifully presented, fully refurbished and rear extended three bedroom end of terrace family home, ideally situated in this popular and well connected residential location in Harrow. Finished to a modern standard throughout, the property offers bright and spacious accommodation ideal for families and first time buyers alike. The accommodation comprises: open plan sitting room with bay window, guest cloakroom, large open plan kitchen/dining room with patio doors opening to a covered decking seating area, ground floor shower room, three bedrooms to the first floor and a modern family bathroom. Externally, the property offers driveway parking to the front, whilst the substantial south east facing rear garden is a real feature of the home. The garden includes a raised & covered decking seating area, allowing for year round use and ideal for outdoor dining and entertaining.

Leamington Crescent is conveniently located for a range of local amenities, schools and transport links. Nearby stations include South Ruislip, Northolt Park, Rayners Lane and Eastcote, offering access to the Central, Piccadilly, Metropolitan and Bakerloo lines, as well as Chiltern Rail services into London Marylebone, making it ideal for commuters. Numerous local bus routes are also within easy reach. Families are particularly well served by a selection of highly regarded local schools including Roxbourne Primary School, Heathland School, Queensmead School, Field End Infant & Junior Schools and Newton Farm Nursery, Infant & Junior School. The area also benefits from nearby parks, local shops, supermarkets and leisure facilities, with both South Harrow and Eastcote providing a variety of restaurants, cafés and everyday amenities.

SOUGHT AFTER LOCATION

FULLY REFURBISHED THROUGHOUT

LARGE SOUTH-EAST FACING REAR GARDEN

LARGE OPEN PLAN KITCHEN/DINING ROOM

SPACIOUS LIVING ROOM WITH BAY WINDOW

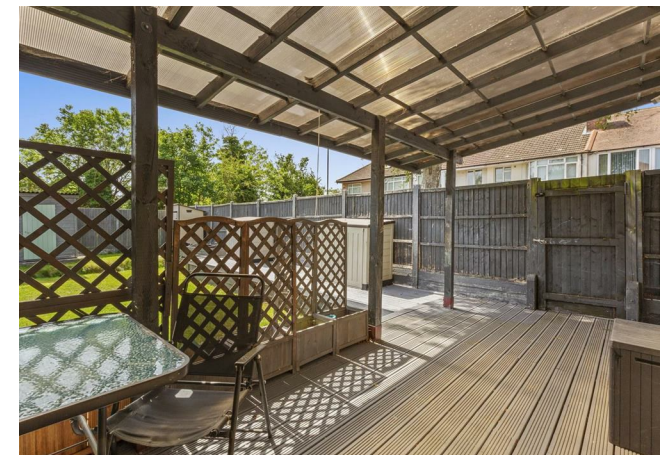
GUEST CLOAKROOM

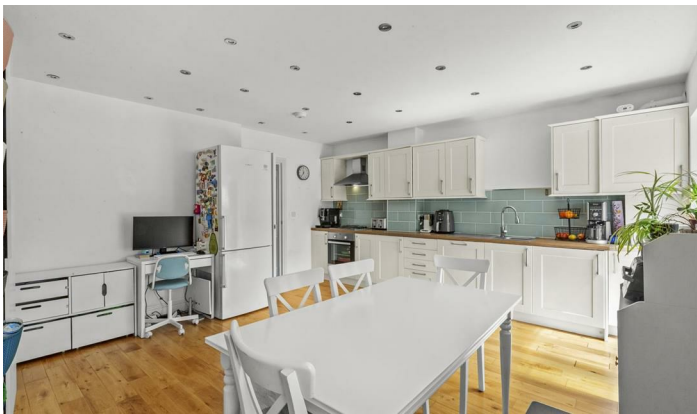
TWO BATHROOMS

DRIVEWAY PARKING

GAS CENTRAL HEATING

UPVC DOUBLE GLAZING

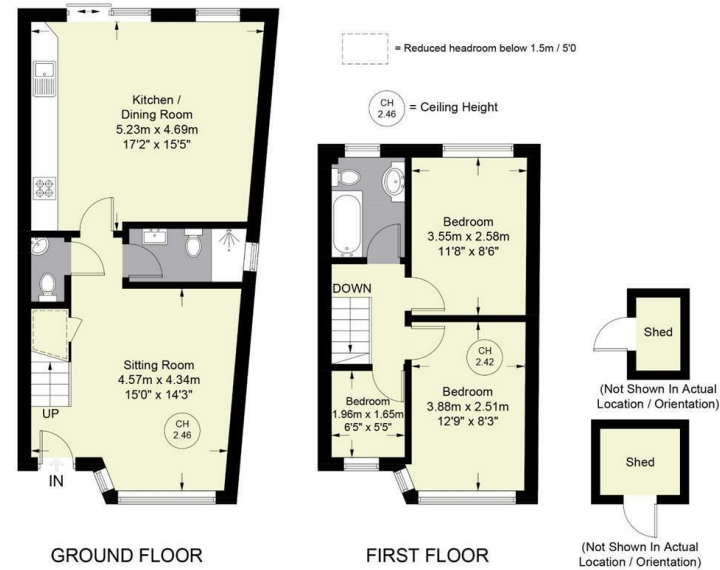






Leamington Crescent

Approximate Gross Internal Area
Ground Floor = 535 sq ft / 49.7 sq m
First Floor = 339 sq ft / 31.5 sq m
Sheds = 47 sq ft / 4.34 sq m
Total = 921 sq ft / 85.54 sq m



GROUND FLOOR

FIRST FLOOR

Floor Plan produced for Hursts by Media Arcade Ltd ©.
Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Hurst Estate Agents

The Property Misdescriptions Acts 1991. Hurst Estate Agents have not tested any apparatus, equipment, fixture and fittings or services and 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 the property are based on information supplied by the seller. Hurst Estate Agents has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor.

1 Crendon Street, High Wycombe, Bucks, HP13 6LE

Tel: 01494 521234 Fax: 01494 523392 Email: wyc@hursts.co.uk Web: www.hursts.co.uk