Coles Crescent

Harrow • • HA2 0TR

Offers In Excess Of: £500,000



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A well-proportioned three-bedroom family home offering approximately 779 sq ft of accommodation, featuring a spacious living room, separate dining area, fitted kitchen, three bedrooms and a family bathroom. Situated on Coles Crescent, this property offers a practical and versatile layout, making it an ideal opportunity for first-time buyers, growing families or those looking to put their own stamp on a home. The ground floor comprises a generous living room measuring 15'5" x 11'11", providing ample space for relaxing and entertaining. To the rear, a separate dining area offers a dedicated space for family meals, alongside a fitted kitchen. Upstairs, the first floor features three well-proportioned bedrooms, including a generous principal bedroom with built-in storage, a second double bedroom and a third bedroom that could also serve as a home office or nursery. A family bathroom and separate WC complete the accommodation. Offering approximately 779 sq ft (72.4 sq m) across two floors, this property presents an excellent opportunity for buyers seeking a comfortable family home with plenty of potential.

THREE BEDROOMS

LIVING ROOM

DINING AREA

FITTED KITCHEN

SEPARATE W.C

FAMILY BATHROOM

IDEAL LOCATION

GARDEN

FREEHOLD

779 SQ.FT

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







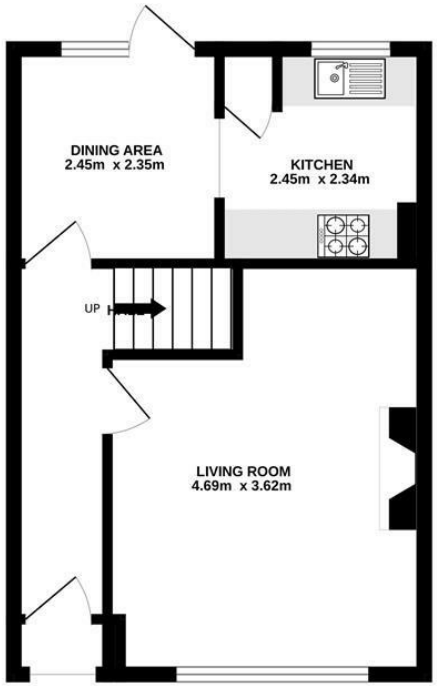




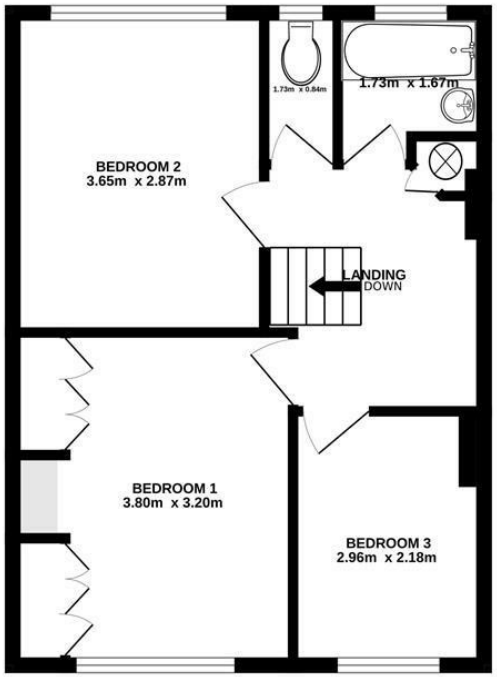




GROUND FLOOR
32.7 sq.m. approx.



1ST FLOOR
39.7 sq.m. approx.



37 COLES CRESCENT

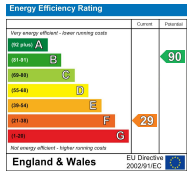
TOTAL FLOOR AREA : 72.4 sq.m. approx.

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Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.
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