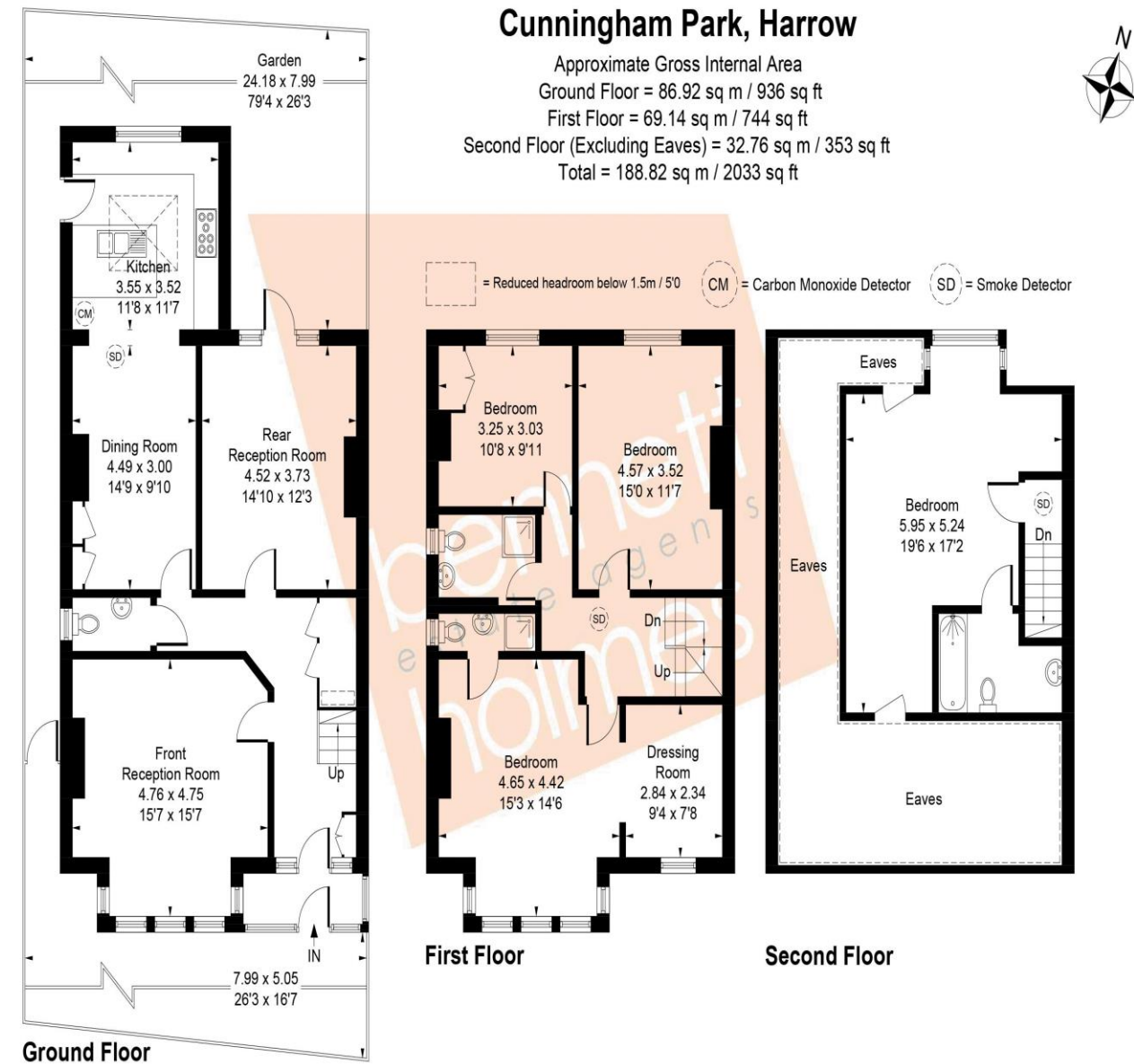


Cunningham Park Harrow HA1 4QJ

Price Guide: Monthly Rental Of £3,000



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.

© Vizion Property Marketing Produced for Bennett Holmes Estate Agents.

NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

sales: 020 8423 2222 lettings: 020 8423 0222

northolt@bennetholmes.com

Unfurnished
Available Now
Borough of Harrow
Council Tax Band E
Council Tax £2,928 per annum
EPC =E

IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Bennett Holmes is delighted to offer this spacious, versatile, newly decorated and beautifully presented period family home, with over 2,000 sq ft, four double bedrooms, three reception rooms and three bathrooms. Located in a sought-after, tree-lined residential road in Central Harrow, the property is in the catchment for Outstanding-rated Nower Hill High School and is convenient for Metropolitan, Bakerloo and mainline transport links, sits between Pinner and Harrow on the Hill, and is a 3-minute walk from an award-winning 11-hectare park. Benefits include new LVT flooring and carpets, a substantial master bedroom with an en-suite and sizeable dressing room. The property is double glazed throughout with a new Bosch boiler, a rear garden measuring nearly 80' and off-street parking to the front. Included: Superfast Broadband coverage throughout the house and quarterly professional garden maintenance. Offered unfurnished and available now.



- PERIOD SEMI DETACHED FAMILY HOME
- SPACIOUS ACCOMMODATION OVER 2000 SQ.FT
- FOUR DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- THREE BATHROOMS
- APPROX 80' GARDEN
- OFF STREET PARKING
- NEWLY REDECORATED

Cunningham Park Harrow HA1 4QJ

Price Guide: Monthly Rental Of £3,000



Accommodation

Arranged over three floors, the property is entered through an enclosed porch with space for coats and shoes and dusk-to-dawn lighting, leading to the entrance hall. A substantial front reception (236 sq ft) provides generous living space. There is a further reception room (181 sq ft) with French doors leading onto the garden, a TV bench with broadband hub and Ethernet connection, ideal as a family/WHF room. A 14'9" x 9'10" dining room area leads onto the kitchen, which features a glazed roof lantern, creating a bright and spacious family area with direct access to the garden. The kitchen includes a new Bosch American-style 605-litre fridge freezer, washing machine, dryer and dishwasher. Off the hallway are a downstairs WC and basin, plus a sizeable understairs cupboard for laundry, coats, or general storage. The first floor includes the 220 sq ft master bedroom with dressing room and en-suite, a large double bedroom 14'5" x 12'5" with original floorboards, a further double bedroom 10'8" x 9'7" and a family bathroom. All three bedrooms retain period fireplaces. The second floor forms an impressive loft conversion, with a landing onto a large double bedroom 19'6" x 17'2" and a good-sized en-suite with bath and shower. The rear garden measures just under 80', with patio, lawn and mature beds. The garden has outdoor lighting, power points, a new foldaway Brabantia WallFix dryer with storage box, a Gardena retractable hose reel, shed, and additional storage pods. A new Bosch lawn mower and garden equipment are provided.

