



WELBECK ROAD, HARROW

£335,000

**** NO ONWARD CHAIN **** A two double bedroom ground floor flat conveniently located for shops, schools and transport links. The property briefly comprises communal lobby, hallway, lounge, kitchen, two double bedrooms and bathroom. Further benefits include off street parking via driveway, private rear garden, outside workshop/office, double glazing and gas central heating.

- TWO DOUBLE BEDROOMS
- GROUND FLOOR FLAT
- OFF STREET PARKING
- PRIVATE REAR GARDEN
- REAR WORKSHOP/OFFICE
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES
- NO ONWARD CHAIN

Ground Floor

Lobby

Communal entrance into lobby via front aspect door.

Hallway

Entrance into hallway via front aspect frosted door, radiator, ceiling ceiling, laminate flooring.

Bedroom One

11' 9" x 11' 8" (3.58m x 3.56m) Front aspect double glazed window, coved ceiling, radiator, power points.

Inner Hallway

Coved ceiling, fuse box ad meters, laminate flooring.

Bedroom Two

13' 0" x 7' 4" (3.96m x 2.24m) Front aspect double glazed window, coved ceiling, radiator, power points, laminate flooring.

bathroom

7' 2" max x 7' 1" max (2.18m x 2.16m) Low level W/C, panel enclosed bath, pedestal hand wash basin, tiled walls, tiled flooring, heated towel rail, shaving point, extractor fan, spot lighting.

Lounge

24' 2" x 10' 6" (7.37m x 3.20m) Rear aspect double glazed patio door to garden, radiator, power points, spot lighting, laminate flooring.

Kitchen

13' 10" x 9' 8" (4.22m x 2.95m) Rear aspect double glazed door to garden, rear aspect double glazed window, range of wall and base level units with roll top work surfaces, one and a half bowl sink with drainer, wall mounted combination boiler, integrated gas hob with oven below and over head extractor fan, plumbed for washing machine, space for fridge/freezer, part tiled walls, power points, spot lighting, tiled flooring.

Outside

Front Garden

Off street parking for one car.

Rear Garden

Patio leading to lawn, outside tap, side access via wooden gate, brick built BBQ, laid lawn.

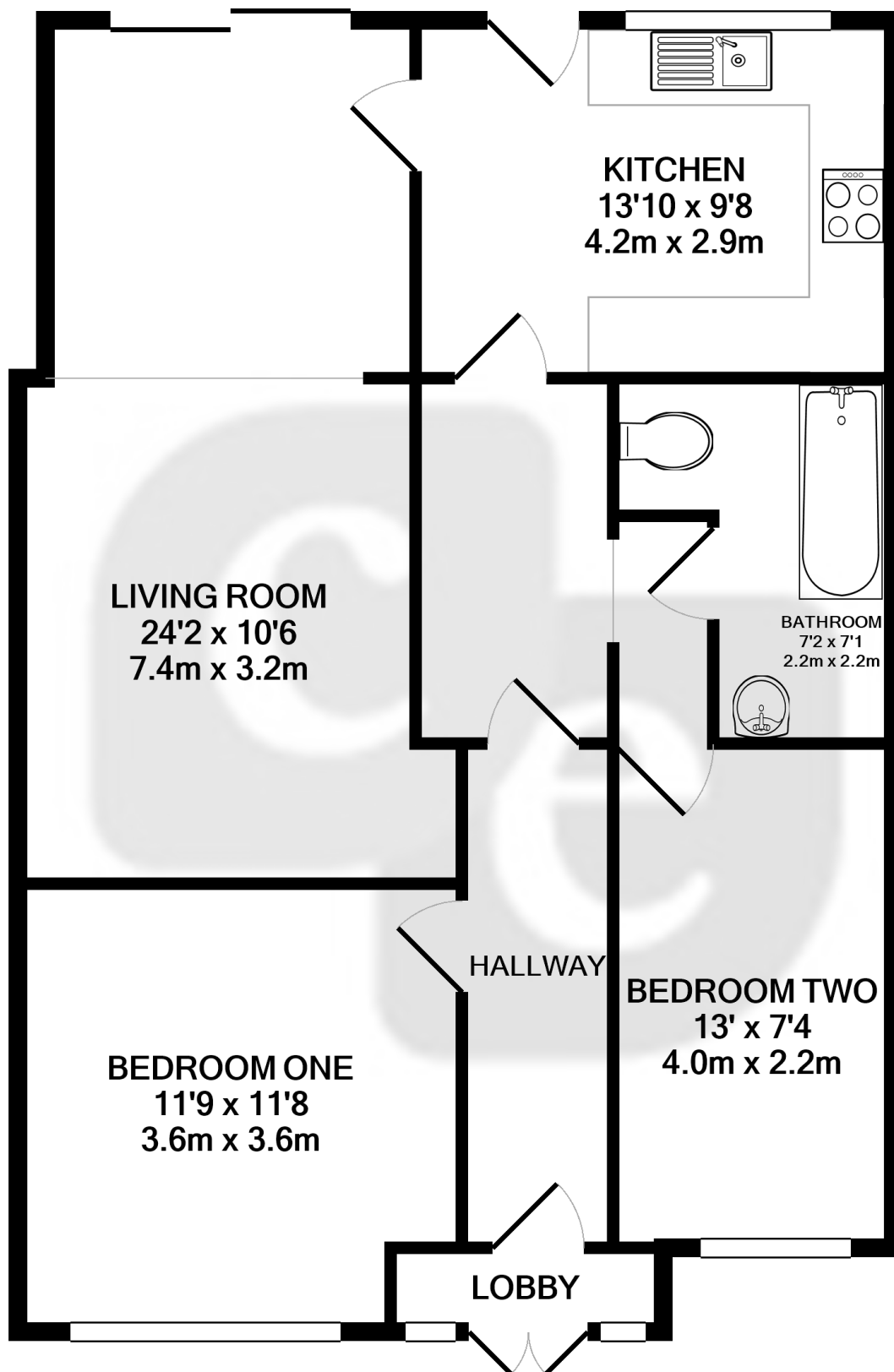
Workshop/Office

Front aspect double glazed door, front aspect double glazed window, lighting, power points.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C	74	77
(55 to 68)	D		
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



TOTAL APPROX. FLOOR AREA 770 SQ.FT. (71.5 SQ.M.)

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 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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