



## WALTON AVENUE, HARROW

### £220,000

**\*\* NO ONWARD CHAIN \*\*** A one bedroom first floor maisonette conveniently located for shops and transport links. The property briefly comprises living room, kitchen, bedroom and bathroom. Further benefits include double glazing, gas central heating and rear garden.

- ONE BEDROOM FIRST FLOOR MAISONETTE
- PRIVATE REAR GARDEN
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- CONVENIENTLY LOCATED FOR SHOPS AND TRANSPORT LINKS
- NO ONWARD CHAIN DELAYS

## Ground Floor

### Entrance Hallway

Entrance into hallway via front aspect door, radiator, stairs to first floor.

## First Floor

### Landing

Side aspect frosted double glazed window, loft access, storage cupboard.

### Living Room

11' 4" x 9' 8" (3.45m x 2.95m) Rear aspect double glazed window, coved ceiling, radiator, power points, TV aerial.

### Kitchen

7' 1" x 6' 9" (2.16m x 2.06m) Rear aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated electric hob with oven below, space for under counter fridge/freezer, plumbed for washing machine, wall mounted boiler, part tiled walls, radiator, power points.

### Bedroom

11' 4" x 9' 10" (3.45m x 3.00m) Front aspect double glazed window, radiator, power points, spot lighting.

### Bathroom

7' 2" x 4' 9" (2.18m x 1.45m) Front aspect double glazed window, low level W/C, panel enclosed bath with mixer tap and shower attachment, pedestal hand wash basin, part tiled walls, radiator.

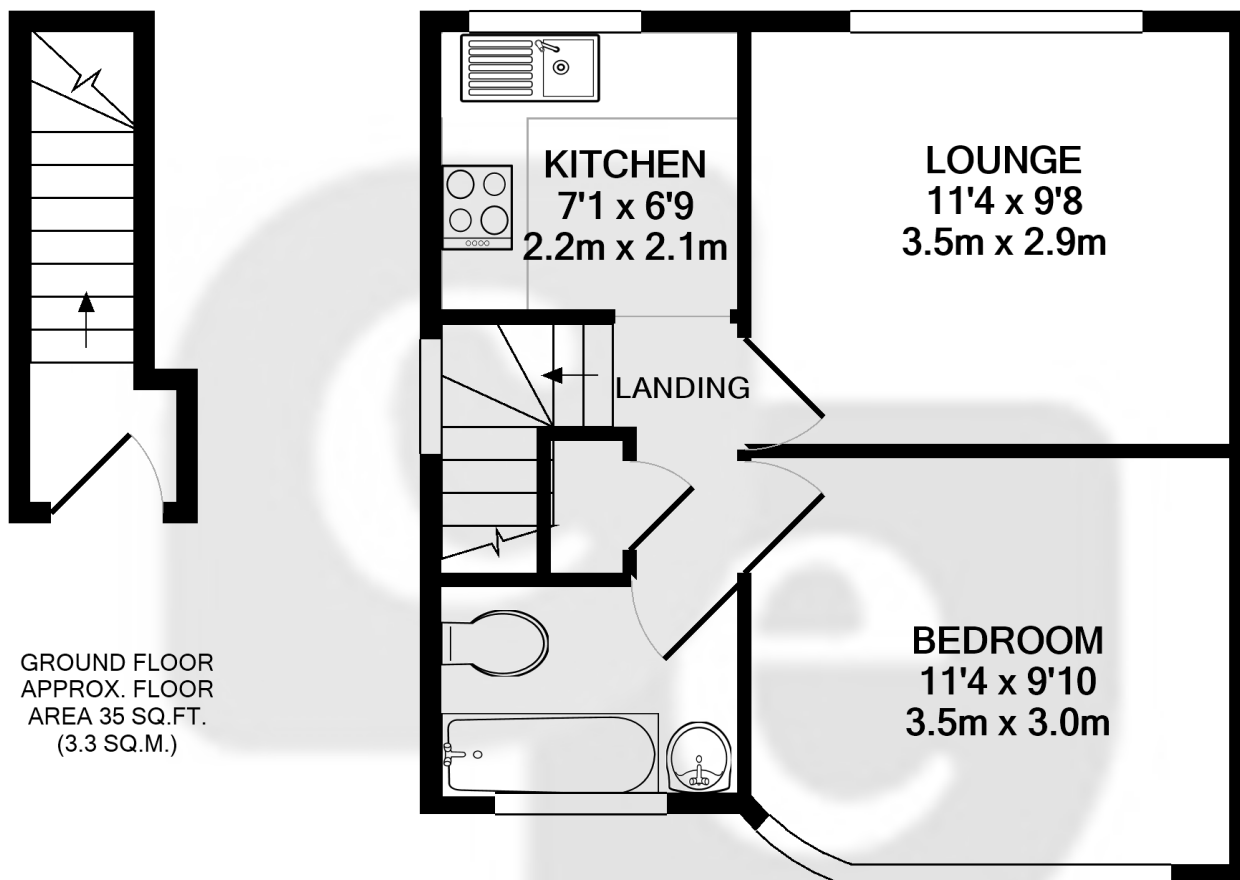
## Outside

### Rear Garden

Side access via wooden gate, laid lawn, wooden shed, fence enclosed.



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.



**1ST FLOOR**  
APPROX. FLOOR  
AREA 349 SQ.FT.  
(32.4 SQ.M.)

**TOTAL APPROX. FLOOR AREA 384 SQ.FT. (35.7 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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