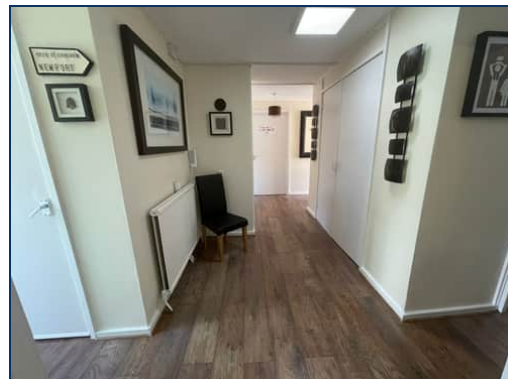




Preston Hill, Harrow, Greater London, HA3 9UY

Guide Price £550,000 Freehold

- Three Bedroom Semi Detached Bungalow
- Double Glazing & Central Heating
- Reception Room
- Kitchen / Diner
- Three Double Bedrooms
- Bathroom
- Separate Cloakroom / WC
- Garden
- Parking for one vehicle
- EPC Rating C



We are delighted to bring to the market this Three Bedroom Semi Detached Bungalow, situated a short distance from Preston Road's transport & shopping facilities, parkland and schools. Double Glazing & Central Heating, Kitchen/Diner, Reception Room, Three Double Bedrooms, Bathroom, Separate Cloakroom. EER C. Garden. Parking for one vehicle. Viewing through Owners Sole Agents.

Covered Entrance

Entrance Hall

Radiator, laminate flooring, fitted cupboards, skylight.

Reception Room

16' 8" x 10' 5" (5.08m x 3.17m) Radiator, laminate flooring, double glazed window to front.

Cloakroom

Low level wc, wash hand basin, radiator.

Kitchen / Diner

11' 3" x 10' 4" (3.43m x 3.15m) Fitted wall and base units with tiled splashbacks, gas cooker point, plumbed for washing machine, wall mounted boiler, double glazed window to rear.

Bedroom One

16' 1" x 10' 6" (4.90m x 3.20m) Radiator, fitted carpet, double glazed window to front, archway to storage area (possible potential for en suite).

Bedroom Two

12' 3" x 11' 0" (3.73m x 3.35m) Radiator, laminate flooring, double glazed to front.

Bedroom Three

13' 7" x 10' 10" (4.14m x 3.30m) Radiator, double glazed window to rear.

Tiled Bathroom

8' 10" x 6' 2" (2.69m x 1.88m) Panelled bath, shower, wash hand basin, low level wc, double glazed window.
(Please note: there are features to assist a disabled person, these will be removed if not needed).

Garden

Garden laid mainly to lawn, patio area, tree house.

Off Street Parking

Parking for one vehicle.

Additional Information

Council Tax Band D. £1,815. 07 per annum. paid to Brent Council.

DISCLAIMER

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. WE have not carried out a survey and the services and appliances have not been tested. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

