



Woodhill Crescent, Harrow, HA3 0LY

£780,000 Freehold

- Large Three Bedroom Semi Detached House
- Mount Stewart Area
- Enclosed Entrance Porch
- Three Reception Rooms
- Kitchen
- Downstairs WC
- Tiled Shower Room / WC
- Wide Corner Plot, with tapering rear garden.
- Garage
- Chain Free Sale
- EPC Rating D



A Spacious Semi Detached House situated in the popular Mount Stewart Area, convenient for both Preston Road and Kenton's transport & shopping facilities and sought after schools. Enclosed Entrance Porch, Three Reception Rooms, Downstairs WC, Kitchen, Three First Floor Double Bedrooms, Tiled Shower Room / WC. Wide corner plot with tapering rear garden. Garage. Viewing through Sole Agents Christopher Rawlinson & Co. Tel: 0208 904 7733. EER D.

Enclosed Entrance Porch

Entrance Hall

Radiator, fitted cupboard. leaded light front window.

Front Reception Room

16' 7" x 12' 0" (5.05m x 3.66m) Radiator, brick fireplace, leaded light bay window.

Rear Reception Room

17' 3" x 11' 10" (5.26m x 3.61m) Radiator, brick fireplace, sliding glazed doors to rear garden.

Third Reception Room / Study

11' 4" x 8' 0" (3.45m x 2.44m) Radiator, wood flooring, leaded light window to front, side & rear windows.

Downstairs WC

WC, corner wash hand basin, frosted window.

Kitchen

12' 0" x 10' 3" (3.66m x 3.12m) Fitted wall and base units with tiled splashbacks, stainless steel sink & drainer, plumbed for washing machine, wall mounted boiler, tiled floor, side and rear windows, door to garden.

Stairs to First Floor Landing

Fitted carpet, leaded light side window.

Bedroom One (Front)

16' 11" x 12' 0" (5.16m x 3.66m) Radiator, leaded light bay window.

Bedroom Two (Rear)

12' 6" x 12' 0" (3.81m x 3.66m) Radiator, fitted wardrobes, window overlooking garden.

Bedroom Three (Front)

10' 7" x 8' 3" (3.23m x 2.51m) Radiator, fitted cupboards, window.

Tiled Shower Room WC

9' 1" x 5' 8" (2.77m x 1.73m) WC, wash hand basin, large shower cubicle, radiator, tiled walls, two windows.

Gardens to Front and Rear

Wide corner plot with gardens to front and rear, laid mainly to lawn, flower beds.

Garage

Garage to rear of garden, approached via Own Driveway.

Additional Information

Local Authority - Brent - Council Tax - Band: F - Annual Price: £2,941

Flood Risk Very low

Plot size 0.13 acres

Mobile coverage - EE, Vodafone, Three and O2

Broadband - Basic 15 Mbps, Superfast 51 Mbps or Ultrafast 1800 Mbps

Satellite / Fibre TV Availability- BT and Sky

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+)		
A		
(81-91)		
B		83
(69-80)		
C		
(55-68)	63	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England, Scotland & Wales		

