



265 Preston Road,
Harrow, HA3 0PS

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Robb Road, Stanmore, HA7 3SQ

£385,000 Freehold

- Two Bedroom Terraced House
- In Need of Modernisation & Redecoration
- Garden
- Council Tax Band C, Harrow.
- Chain Free Sale
- EPC Rating C



A Two Bedroom Terraced House situated a short distance to Stanmore's shopping & transport facilities, and popular schools. The property is in need of Modernisation and Redecoration. Central Heating (not tested), Living Room, Dining Room, Kitchen, Two First Floor Bedrooms, Bathroom Sep WC. Rear Garden. Chain Free Sale.

Entrance Hall

11' 5" x 5' 0" (3.48m x 1.52m) Radiator, laminate flooring, metre cupboard.

Living Room

13' 0" x 11' 7" (3.96m x 3.53m) Radiator, laminate flooring, window, door to Dining Room.

Dining Room

9' 9" x 7' 5" (2.97m x 2.26m) Radiator, window, door to garden.

Kitchen

9' 8" x 7' 3" (2.95m x 2.21m) Cupboards, stainless steel sink & drainer, window.

Stairs to First Floor Landing

Side window, hatch to loft.

Bedroom One

14' 0" x 9' 11" (4.27m x 3.02m) Radiator, laminate flooring, fitted cupboard, window.

Bedroom Two

14' 0" x 8' 7" (4.27m x 2.62m) Radiator, fitted cupboard, laminate flooring, window.

Bathroom

6' 0" x 4' 5" (1.83m x 1.35m) Panelled bath, pedestal wash hand basin, walls tiled, window.

Sep WC

WC, window.

Rear Garden

Lawn.

Additional Information

Council Tax Band C, London Borough of Harrow.

Broadband: Basic 14Mbps, Superfast 45Mbps.

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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	85
		EU Directive 2002/91/EC	

