



## GREENHILL ROAD, HARROW

### £415,000

**\*\* NO ONWARD CHAIN \*** A bright and spacious two bedroom ground floor maisonette with luxury en-suite, off street parking, and 177 year lease, located in a quiet cul-de-sac with easy access to Harrow town centre and excellent transport links into central London. The Property benefits from a large master bedroom with en-suite, reception room which opens directly to the private rear garden with a lovely decking area, fitted kitchen, Worcester Bosch combination boiler has been installed which gives both a high-efficiency water heater and a central heating boiler, combined, second bedroom, main toilet & shower room, double glazed windows, solid oak flooring throughout and off street parking. The property is located just 0.2 miles from Harrow-on-the-Hill station and Shopping Centre.

- TWO BEDROOM GROUND FLOOR MAISONETTE
- SPACIOUS AND WELL MAINTAINED THROUGHOUT
- TWO BATHROOMS
- SOLID OAK FLOORING
- LOCATED 0.2 MILES FROM HARROW ON THE HILL STATION AND SHOPPING CENTRE
- OFF STREET PARKING
- PRIVATE REAR GARDEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING WITH COMBINATION BOILER
- 177 YEAR LEASE REMAINING
- NO ONWARD CHAIN

## Ground Floor

### Hallway

Entrance into hallway via front aspect double glazed door, two radiators, cupboard housing meters, power points, oak flooring.

### Living Room

13' 10" x 11' 8" (4.22m x 3.56m) Rear aspect double glazed door, rear aspect double glazed window, coved ceiling, picture rail, radiator, power points, oak flooring.

### Kitchen

9' 9" max x 8' 4" max (2.97m x 2.54m) Rear aspect double glazed window, range of wall and base level units with square edge work surfaces, single sink with drainer, integrated gas hob with oven below and overhead extractor fan, cupboard enclosed wall mounted ' Worcester Bosch' combination boiler, plumbed for washing machine, integrated fridge/freezer, part tiled walls, spot lighting, power points, oak flooring.

### Bedroom One

12' 9" max x 11' 3" max (3.89m x 3.43m) Front aspect double glazed window into bay, radiator, power points, oak flooring.

### En-Suite

9' 7" x 4' 1" (2.92m x 1.24m) Low level W/C, vanity hand wash basin, panel enclosed bath with fountain mixer tap, wall mounted shower with attachment, glass shower screen, spot lighting, extractor fan, tiled walls, wall mounted mirror fronted medicine cabinet, wall mounted heated towel rail, tiled flooring.

### Bedroom Two

8' 9" x 7' 2" (2.67m x 2.18m) Rear aspect double glazed window, radiator, power points, oak flooring.

## Shower Room

6' 10" x 4' 7" (2.08m x 1.40m) Corner shower with glass shower door, wall mounted shower with attachment, fully tiled walls, low level W/C, vanity hand wash basin, wall mounted heated towel rail, spot lighting, extractor fan, tiled flooring.

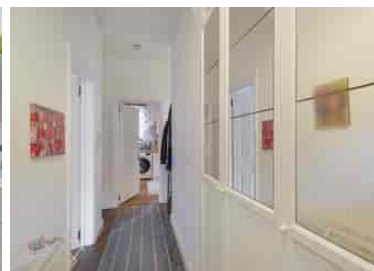
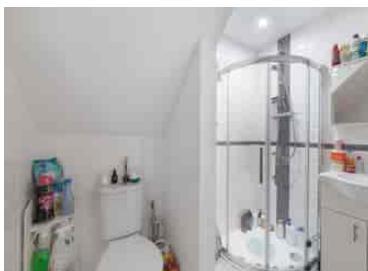
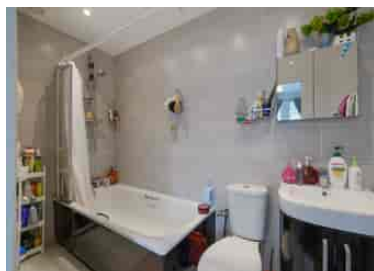
## Outside

### Front Garden

Off street parking for one car via driveway.

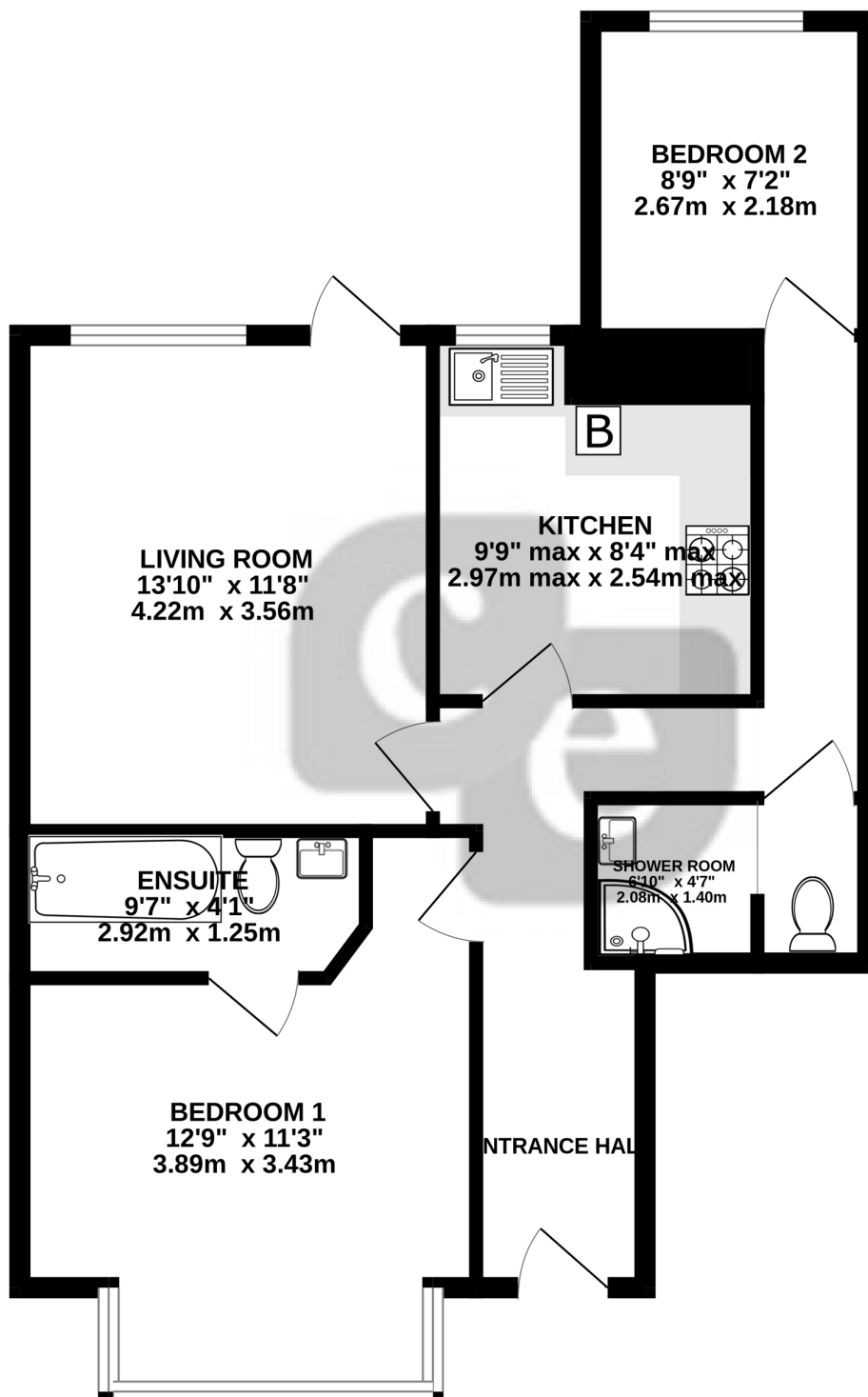
### Rear Garden

Raised decking leading to mainly laid lawn, outside tap, stocked borders, 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.

GROUND FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (60.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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