



Weald Lane, Harrow, HA3 5HB

£575,000 Freehold

- A Well Presented Three Bedroom Semi
- Underfloor Heating to Open Plan Ground Floor
- Modern Fitted Kitchen
- Reception One Used as Ground Floor Bedroom
- Downstairs Shower Room / WC
- Three First Floor Bedrooms
- Tiled Bathroom / wc
- Garden with Rear Outhouse
- Off Street Parking
- EPC Rating C



Christopher Rawlinson & Co are delighted to bring to the market this Well Presented Semi Detached House, situated a short distance from Harrow & Wealdstone's transport and shopping facilities. Entrance Porch, Central Heating, Front Reception Used as Bedroom Four, Open Plan Rear Reception with Modern Fitted Kitchen, Downstairs Shower Room/WC, Three First Floor Bedrooms, Tiled Bathroom. EER C. Garden with Rear Outhouse, Off Street Parking to the front. Viewing through Sole Agents.

## Entrance Porch

Double glazed.

## Entrance Hall

15' 11" x 5' 10" (4.85m x 1.78m) Radiator, wood flooring, double glazed window to the side, understairs storage.

## Front Reception Room (Used as Bedroom 4)

12' 3" x 9' 3" (3.73m x 2.82m) Radiator, wood flooring, double glazed window.

## Rear Reception Room / Open Plan Kitchen

26' 1" x 14' 6" (7.95m x 4.42m) widening. Underfloor heating. Modern fitted kitchen/breakfast room with wall and base units, island, electric oven, gas hob, extractor, integrated dishwasher and washing machine, one and a half bowl sink, sky lights, spot lights, underfloor heating, tiled floor, double glazed folding doors to garden.

## Downstairs Shower Room

7' 7" x 2' 7" (2.31m x 0.79m) Shower cubicle, wash hand basin, wc, walls and floor tiled.

## Stairs to First Floor Landing

Wood flooring, side window.

## Bedroom One (Front)

12' 5" x 9' 10" (3.78m x 3.00m) narrowing. Radiator, wood flooring, double glazed window.

## Bedroom Two (Rear)

10' 9" x 9' 4" (3.28m x 2.84m) Radiator, double glazed window.

## Bedroom Three (Front)

7' 4" x 6' 10" (2.24m x 2.08m) Radiator, double glazed window.

## Tiled Bathroom

5' 10" x 5' 9" (1.78m x 1.75m) Bath with overhead shower and screen, wash hand basin, wc, tiled walls and floor, double glazed window to rear.

## Gardens to front and rear.

Patio area, lawn. Rear 'Out House' with shower & wc. Side entrance. Front paved for Off Street Parking.

## Additional Information

Council Tax Band D, £2286 London Borough of Harrow.

Broadband: Basic10 Mbps, superfast80 Mbps,

Ultrafast1000Mbps.

Satellite/Fibre TV Availability: BT, Sky, Virgin.

Mobile Coverage: EE - Vodafone - 02.

## 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.

