



265 Preston Road,
Harrow, HA3 0PS

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**Preston Road, Wembley, Greater London,
HA9 8LA**

£2,200 pcm

- Double Glazing & Central Heating
- Good Sized Modern Fitted Kitchen
- Two Reception Rooms
- Three First Floor Bedrooms
- Modern Tiled Bathroom & Sep WC
- EER D.
- Car Port, Own Driveway
- Good Sized Rear Garden
- EPC Rating D



A Three Bedroom Unfurnished Semi Detached Unfurnished House to Let, very convenient for Preston Road's transport, shops & schools. Double Glazing, Central Heating, Laminate Flooring to the ground floor, Two Reception Rooms, Good Sized Modern Fitted Kitchen, Three First Floor Bedrooms, Modern Tiled Bathroom, Sep WC. EER D. Car Port, Own Driveway, Rear Garden. Available from 12th August 2023. References Essential.

Entrance Hall

Radiator, laminate flooring, double glazed window.

Front Reception Room

14' 8" x 13' 5" (4.47m x 4.09m) Laminate flooring, radiator, double glazed bay window.

Rear Reception Room

13' 11" x 11' 4" (4.24m x 3.45m) Laminate flooring, radiator, double glazed windows & doors to garden.

Modern Fitted Kitchen

16' 7" x 9' 4" (5.05m x 2.84m) Wall & base cupboards, sink & drainer, fitted oven, hob & extractor, washing machine, fridge/freezer, door to garden.

Stairs to First Floor Landing

Fitted carpet, window to front.

Bedroom One

15' 1" x 13' 6" (4.60m x 4.11m) Fitted carpet, radiator, double glazed bay window to front.

Bedroom Two

13' 6" x 11' 5" (4.11m x 3.48m) Fitted carpet, radiator, double glazed window to rear.

Bedroom Three

9' 5" x 6' 10" (2.87m x 2.08m) Fitted carpet, radiator, double glazed window.

Modern Bathroom

Tiled walls & floor, panelled bath with overhead electric shower, glass shower screen, pedestal wash hand basin, radiator, double glazed window.

Separate WC

Tiled walls & floor, low level wc, wash hand basin, double glazed window.

Car Port

Car Port to the side, Own Driveway. Front paved for off street parking.

Rear Garden

Laid mainly to lawn.

Additional Information

Rent is £2,400 pcm (one month's rent due before the commencement of the agreement).

Deposit £2,769. 23p is due before the commencement of the agreement.

Council Tax Band F, £2,779. 76p per annum paid directly to Bent Council.

Utilities you will need to pay to the utility company of your choice.

DISCLAIMER

Whilst we endeavour to make our 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. Do so particularly if travelling some distance to view the property. All internal room measurements have been taken using a sonic measure, and may be subject to a 6" margin of error. Photos are from our library, and may not be current. We have not tested any appliances or heating system.

