



## ROWE WALK, HARROW

### £340,000

**\*\* 174 YEAR LEASE REMAINING AND NO ONWARD CHAIN \*\***

A spacious and well maintained two double bedroom ground floor maisonette situated on a popular residential close, conveniently located for shops, schools and transport links. The property briefly comprises entrance porch, spacious living room, modern fitted kitchen, two double bedrooms, and modern bathroom. Further benefits include double glazing, gas central heating, direct access to a private rear garden, on street parking to the front, no ground rent or service charge and a long unexpired lease. Internal viewing is highly recommended. No onward chain

- TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE
- CUL-DE-SAC LOCATION
- SPACIOUS & WELL PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN AND BATHROOM
- ENTRANCE PORCH
- DOUBLE GLAZING AND GAS CENTRAL
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- 174 YEAR LEASE REMAINING
- NO GROUND RENT OR SERVICE CHARGE
- PRIVATE REAR GARDEN
- ON STREET PARKING TO THE FRONT
- NO ONWARD CHAIN

## Ground Floor

### Porch

Entrance into porch via front aspect frosted double glazed French doors, side aspect frosted double glazed window, tiled flooring.

### Hallway

Entrance into hallway via front aspect frosted door, laminate flooring, radiator, storage cupboard.

### Living Room

12' 9" x 12' (3.89m x 3.66m) Front aspect double glazed window, radiator, power points, laminate flooring.

### Kitchen

8' 7" x 7' 3" (2.62m x 2.21m) Rear aspect double glazed window, rear aspect double glazed door to garden, range of wall and base level units with roll top work surfaces, single sink with drainer, space for gas cooker, space for fridge/freezer, plumbed for washing machine, cupboard enclosed wall mounted boiler, part tiled walls, power points, laminate flooring.

### Bedroom One

12' 1" x 9' 10" (3.68m x 3.00m) Rear aspect double glazed window, radiator, power points.

### Bedroom Two

10' 5" x 9' 3" (3.18m x 2.82m) Front aspect double glazed window, radiator, power points.

### Bathroom

7' 1" x 5' 8" (2.16m x 1.73m) Rear aspect frosted double glazed window, low level W/C, vanity hand wash basin, shower cubicle with glass shower screen, wall mounted shower with attachment, tiled walls, tiled flooring.

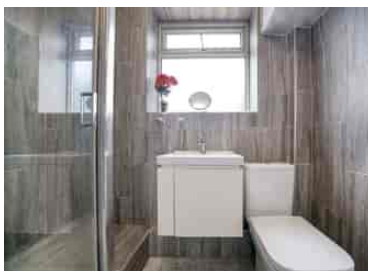
## Outside

### Front Garden

Laid lawn, path leading to entrance.

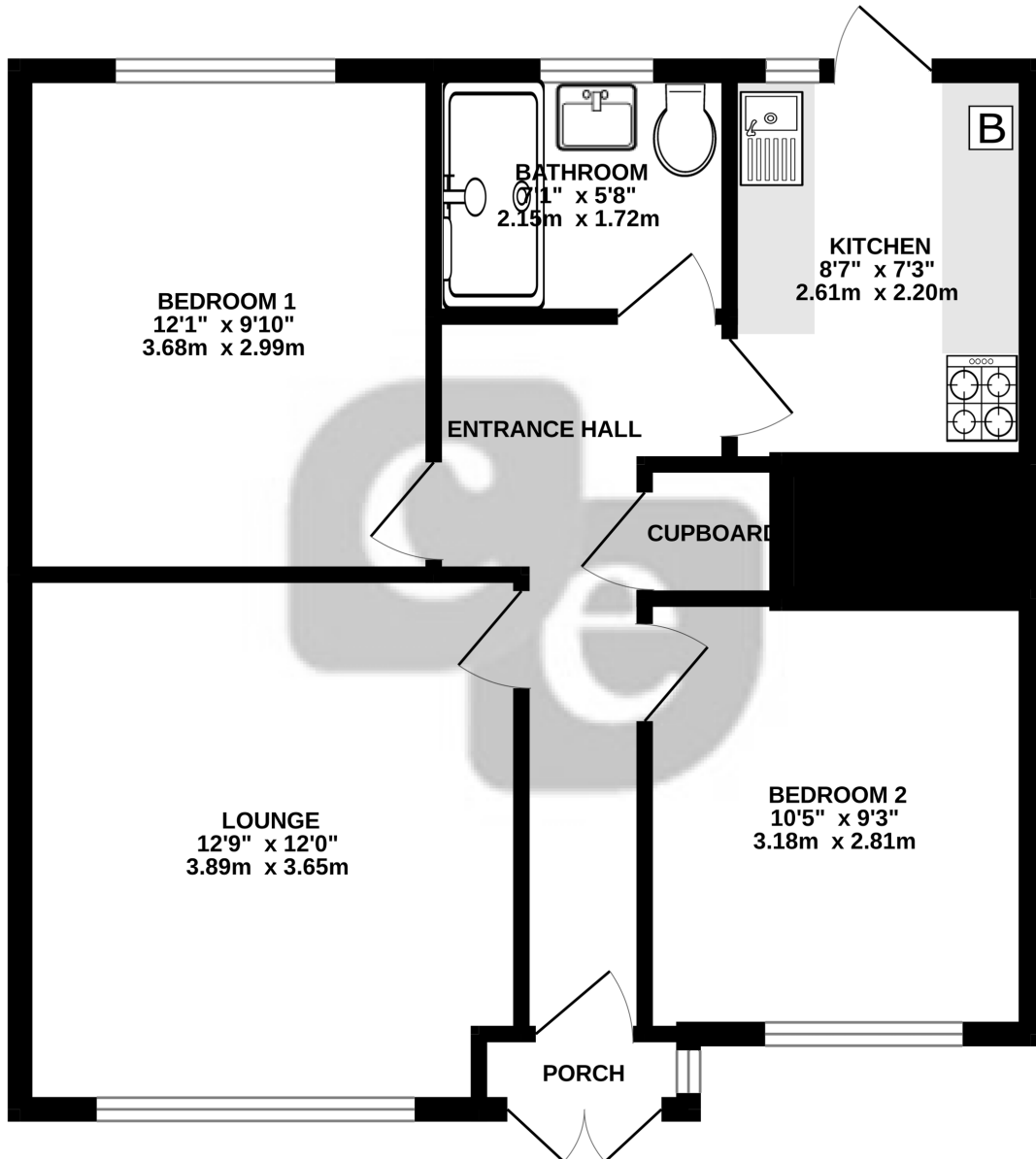
### Rear Garden

Paved, wooden shed, side access to front garden.



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



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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