



## Woodhill Crescent, Harrow, HA3 0LY

£760,000 Freehold

- Large Three Bedroom Semi Detached House
- Mount Stewart Area
- Enclosed Entrance Porch
- Three Reception Rooms
- Kitchen
- Downstairs WC
- Tiled Shower Room / WC
- Wide Corner Plot, with tapering rear garden.
- Garage
- Chain Free Sale
- EPC Rating D



A Spacious Semi Detached House situated in the popular Mount Stewart Area, convenient for both Preston Road and Kenton's transport & shopping facilities and sought after schools. Enclosed Entrance Porch, Three Reception Rooms, Downstairs WC, Kitchen, Three First Floor Double Bedrooms, Tiled Shower Room / WC. Wide corner plot with tapering rear garden. Garage. Viewing through Sole Agents Christopher Rawlinson & Co. Tel: 0208 904 7733. EER D.

## Enclosed Entrance Porch

## Entrance Hall

Radiator, fitted cupboard. leaded light front window.

## Front Reception Room

16' 7" x 12' 0" (5.05m x 3.66m) Radiator, brick fireplace, leaded light bay window.

## Rear Reception Room

17' 3" x 11' 10" (5.26m x 3.61m) Radiator, brick fireplace, sliding glazed doors to rear garden.

## Third Reception Room / Study

11' 4" x 8' 0" (3.45m x 2.44m) Radiator, wood flooring, leaded light window to front, side & rear windows.

## Downstairs WC

WC, corner wash hand basin, frosted window.

## Kitchen

12' 0" x 10' 3" (3.66m x 3.12m) Fitted wall and base units with tiled splashbacks, stainless steel sink & drainer, plumbed for washing machine, wall mounted boiler, tiled floor, side and rear windows, door to garden.

## Stairs to First Floor Landing

Fitted carpet, leaded light side window.

## Bedroom One (Front)

16' 11" x 12' 0" (5.16m x 3.66m) Radiator, leaded light bay window.

## Bedroom Two (Rear)

12' 6" x 12' 0" (3.81m x 3.66m) Radiator, fitted wardrobes, window overlooking garden.

## Bedroom Three (Front)

10' 7" x 8' 3" (3.23m x 2.51m) Radiator, fitted cupboards, window.

## Tiled Shower Room WC

9' 1" x 5' 8" (2.77m x 1.73m) WC, wash hand basin, large shower cubicle, radiator, tiled walls, two windows.

## Gardens to Front and Rear

Wide corner plot with gardens to front and rear, laid mainly to lawn, flower beds.

## Garage

Garage to rear of garden, approached via Own Driveway.

## Additional Information

Local Authority - Brent - Council Tax - Band: F - Annual Price: £2,941

Flood Risk Very low

Plot size 0.13 acres

Mobile coverage - EE, Vodafone, Three and O2

Broadband - Basic 15 Mbps, Superfast 51 Mbps or Ultrafast 1800 Mbps

Satellite / Fibre TV Availability- BT and Sky

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