



WELBECK ROAD, HARROW

£550,000

A spacious three bedroom semi detached house conveniently located for shops schools and transport links. The property offers scope for further development subject to planning permission being granted and briefly comprises entrance hallway, lounge, dining room, open plan kitchen, three bedrooms off first floor landing and bathroom. Further benefits include double glazing, gas central heating with 'Vaillant' boiler, off street parking, side access to rear garden via shared driveway and a large private rear garden.

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- OPEN PLAN KITCHEN/DINING ROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING WITH 'VAILLANT' BOILER
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- OFF STREET PARKING
- LARGE PRIVATE REAR GARDEN WITH SIDE ACCESS

Ground Floor

Hallway

Entrance into hallway via front aspect frosted double glazed door, side aspect frosted double glazed window, radiator with fitted radiator cover, power points, under stairs storage housing meters, phone point, wooden flooring, stairs to first floor landing.

Lounge

13' 9" x 11' 8" (4.19m x 3.56m) Front aspect double glazed window into half bay, coved ceiling, radiator, power points, TV aerial, phone point, wooden flooring, folding doors to dining room.

Dining Room

12' 7" x 9' 8" (3.84m x 2.95m) Rear aspect double glazed French doors to garden, two rear aspect double glazed windows, radiator, power points, wooden flooring, folding doors to lounge.

Kitchen

10' 3" x 6' 5" (3.12m x 1.96m) Rear aspect double glazed window, range of wall and base level units with roll top work surfaces, one and a half bowl sink with drainer, integrated gas hob with overhead extractor fan and oven below, plumbed for washing machine, plumbed for slimline dishwasher, wall mounted cupboard enclosed 'Vaillant' boiler, part tiled walls, power points, wooden flooring.

First Floor

Landing

Side aspect frosted double glazed window, loft access, power point, carpeted flooring.

Bedroom One

13' 7" x 9' 9" (4.14m x 2.97m) Front aspect double glazed window into half bay, radiator, power points, carpeted flooring.

Bedroom Two

12' 8" x 9' 9" (3.86m x 2.97m) Rear aspect double glazed window, radiator, power points, carpeted flooring.

Bedroom Three

8' 8" x 6' 1" (2.64m x 1.85m) Front aspect double glazed window, radiator, power points, carpeted flooring.

Bathroom

7' 7" x 5' 10" (2.31m x 1.78m) Two side aspect frosted double glazed windows, low level W/C, pedestal hand wash basin, panel enclosed bath with separate taps, wall mounted electric shower with attachment, part tiled walls, heated towel rail, wall mounted medicine cabinet, tiled flooring.

Outside

Front Garden

Off street parking via driveway, side access to rear garden via shared driveway.

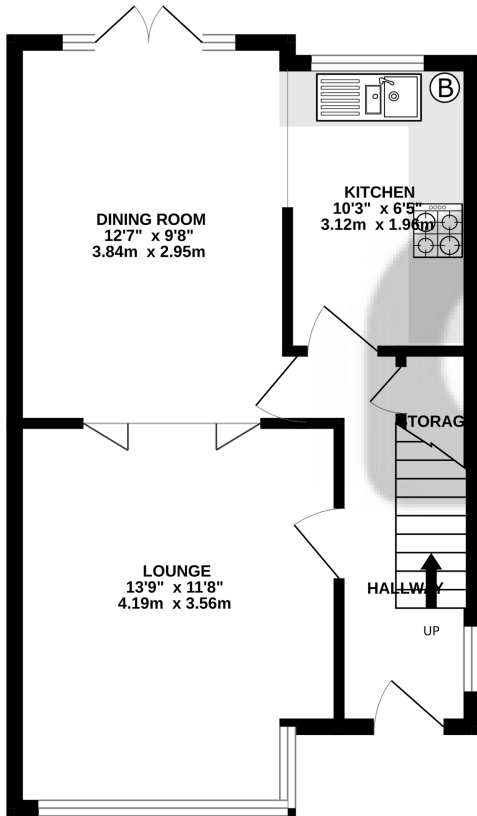
Rear Garden

Patio leading to laid lawn, path leading to rear of garden, two wooden storage sheds, side access to front garden via wooden gate, fence enclosed.

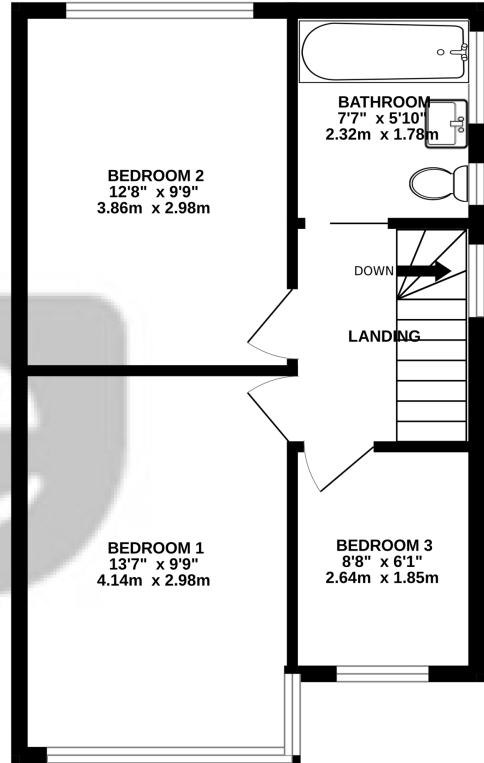


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GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 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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