



**UNDER
OFFER**



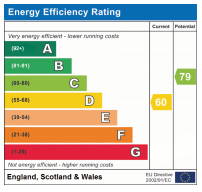
Regal Way, Harrow, Middlesex HA3 0RX

Mischa & Co are proud to present this well presented 4 bedroom semi-detached house with garage via own driveway. The property benefits from 2 reception rooms, downstairs cloakroom, a large rear garden and off street parking for two vehicles.

Planning has been approved for a substantial extension to the rear, side and loft conversion. This unique opportunity vastly increases the existing floor space into a 5 bedrooms, 3 reception rooms, with an open plan kitchen.

Preston Road Underground Station (Metropolitan) is within short walk distance, as are other transport links and amenities. Currently available on a chain free basis.

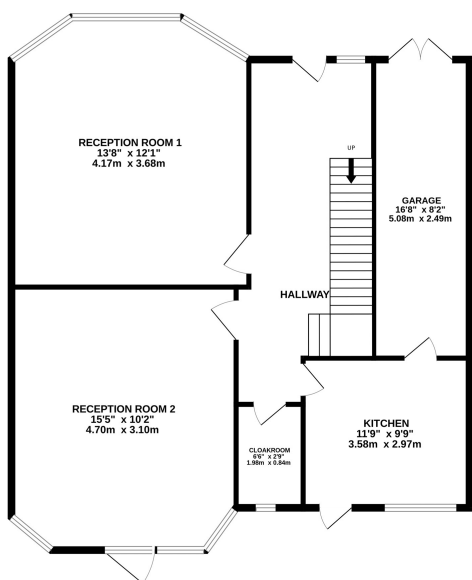
Council Tax Band E (Brent) and EPC D (60).



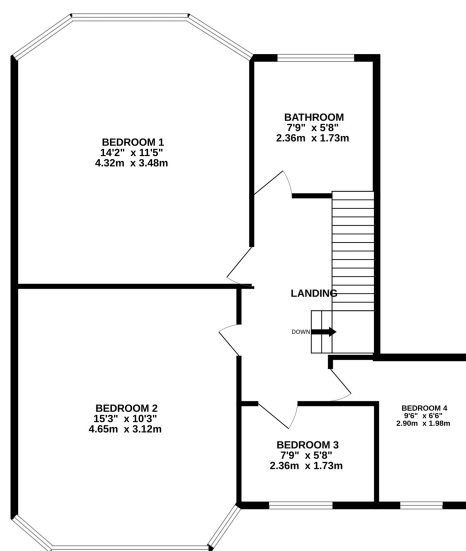
£724,950 Freehold

Floorplan

GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 1273 sq.ft. (118.3 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.
Made with Metropix 62024



NB: Please note that all fittings, kitchen appliances and heating systems have not been tested by Mishca & Co Sales & Lettings. Whilst we endeavour to make our sales details accurate and reliable. Room sizes should not be relied upon for carpets and furnishings. If there is any point, which is of particular important to you, please contact our office and we will be pleased to verify any information for you. Do so particularly if contemplating travelling some distance to view this property.

