



ABERCORN CRESCENT, HARROW

£350,000

**** NO ONWARD CHAIN **** This two-bedroom ground floor maisonette offers a perfect blend of comfortable living and convenience. Situated in a sought-after area, the property benefits from a long lease in excess of 950 years and share of freehold, providing peace of mind for the discerning buyer. Ideal for first-time buyers or those looking to downsize, the maisonette boasts an open plan living room and kitchen, two bedrooms, bathroom, off-street parking, and a private rear garden with side access.

- TWO BEDROOM GROUND FLOOR MAISONETTE
- SHARE OF FREEHOLD WITH 950+ YEAR LEASE
- OPEN PLAN LIVING ROOM/ KITCHEN
- OFF STREET PARKING FOR TWO CARS VIA OWN DRIVEWAY
- PRIVATE REAR GARDEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING WITH 'VAILLANT' COMBINATION BOILER
- CONVENIENTLY LOCATED FOR SHOPS.

Ground Floor

Hallway

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

Living Room

17' 0" max x 9' 8" max (5.18m x 2.95m) Rear aspect double glazed 'French' doors to garden, radiator, phone point, TV aerial, carpeted flooring.

Kitchen

8' 8" x 7' 7" (2.64m x 2.31m) Rear aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated gas hob with oven below and overhead extractor fan, wall mounted 'Vaillant' combination boiler, plumbed for washing machine, space for fridge/freezer, spot lighting power points.

Bedroom One

11' 6" x 10' 10" (3.51m x 3.30m) Front aspect double glazed window, radiator, power points, phone point, carpeted flooring.

Bedroom Two

9' 3" max x 7' 3" max (2.82m x 2.21m) Side aspect double glazed window, radiator, power points, carpeted flooring.

Bathroom

7' 3" x 3' 8" (2.21m x 1.12m) Low level W/C, vanity hand wash basin, corner bath with mixer tap and shower attachment, tiled walls, lino flooring.

Outside

Front Garden

Off street parking for two cars via own driveway, side access to rear garden via wooden gate.

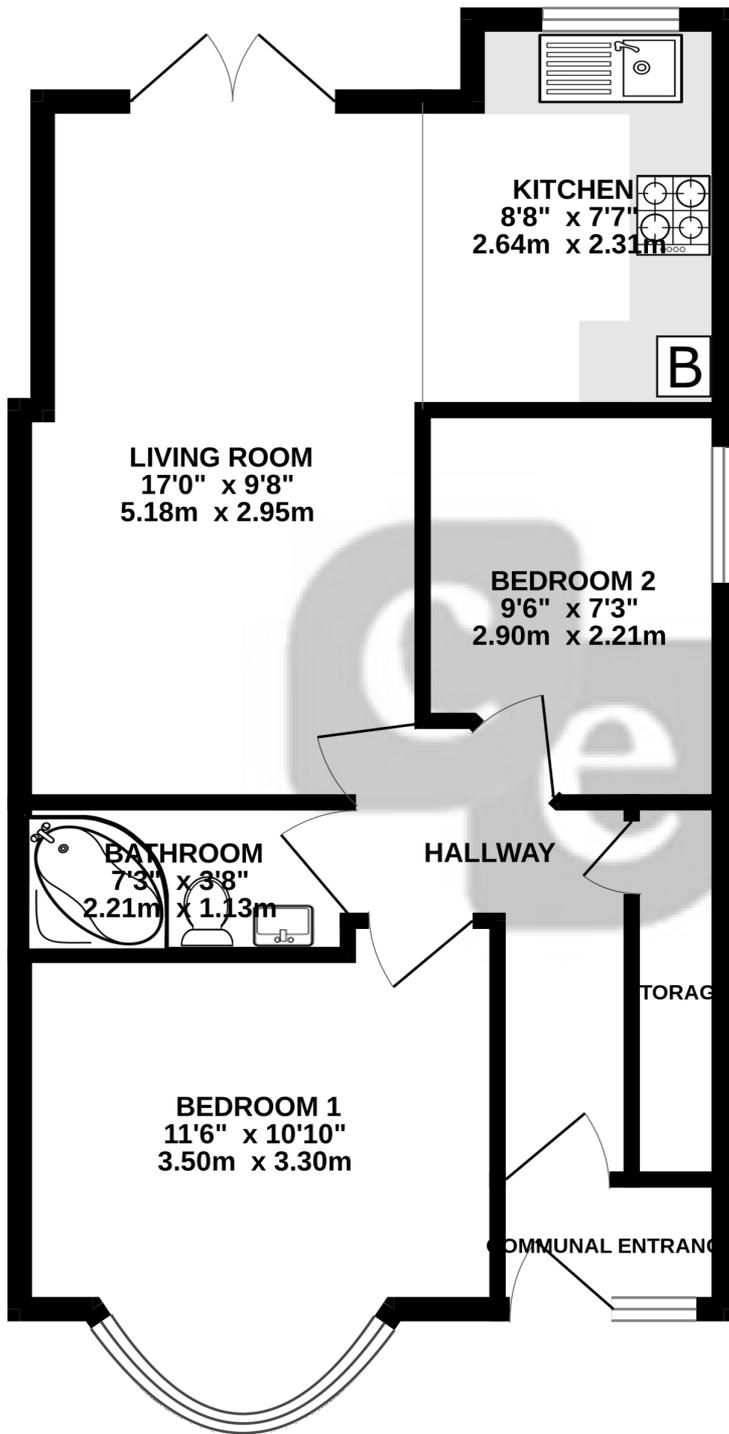
Rear Garden

Covered patio area leading to lawn, two storage sheds, outside tap, fence enclosed, side access to front garden via wooden gate.



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
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 534 sq.ft. (49.6 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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