



## FAIRFIELD DRIVE, HARROW

### £325,000

**\*\* NO ONWARD CHAIN \*\*** A recently refurbished two bedroom ground floor maisonette benefiting from a 130 year lease and situated in a peaceful cul-de-sac, close to an excellent range of shops, cafes and bars in Wealdstone and Harrow town centre, while the tranquil open spaces of Headstone Manor Park are within easy reach. The property briefly comprises entrance porch, spacious living room, kitchen with direct access to a private rear garden, two bedrooms and bathroom. Further benefits include double glazing and gas central heating.

- TWO BEDROOM GROUND FLOOR MAISONETTE
- RECENTLY REFURBISHED
- CUL-DE-SAC LOCATION
- SPACIOUS LIVING ROOM
- DOUBLE GLAZING & GAS CENTRAL HEATING
- PRIVATE REAR GARDEN
- 130 YEAR LEASE REMAINING
- NO ONWARD CHAIN DELAYS

## Ground Floor

### Porch

Entrance into porch via front aspect door, side aspect frosted double glazed window, carpeted flooring.

### Living Room

14' 2" x 10' 3" (4.32m x 3.12m) Front aspect double glazed window, radiator, power points, coved ceiling, carpeted flooring.

### Inner Hallway

Radiator, power points, storage cupboard housing meters, carpeted flooring.

### Kitchen

9' 4" x 7' 6" (2.84m x 2.29m) Rear aspect double glazed door to garden, two rear aspect double glazed windows, range of wall and base level units with roll top work surfaces, one and a half bowl sink with drainer, integrated gas hob with oven below and overhead extractor fan, part tiled walls, wall mounted boiler, space for fridge/freezer, power points, wooden flooring.

### Bedroom One

13' 5" x 10' 2" (4.09m x 3.10m) Front aspect double glazed window, radiator, power points, carpeted flooring.

### Bedroom Two

9' 4" x 8' 2" (2.84m x 2.49m) Rear aspect double glazed window, radiator, power points, carpeted flooring.

### Bathroom

8' 6" x 5' 8" (2.59m x 1.73m) Rear aspect frosted double glazed window, low level W/C, pedestal hand wash basin, panel enclosed bath with mixer tap and shower attachment, heated towel rail, radiator, part tiled walls, tiled flooring.

## Outside

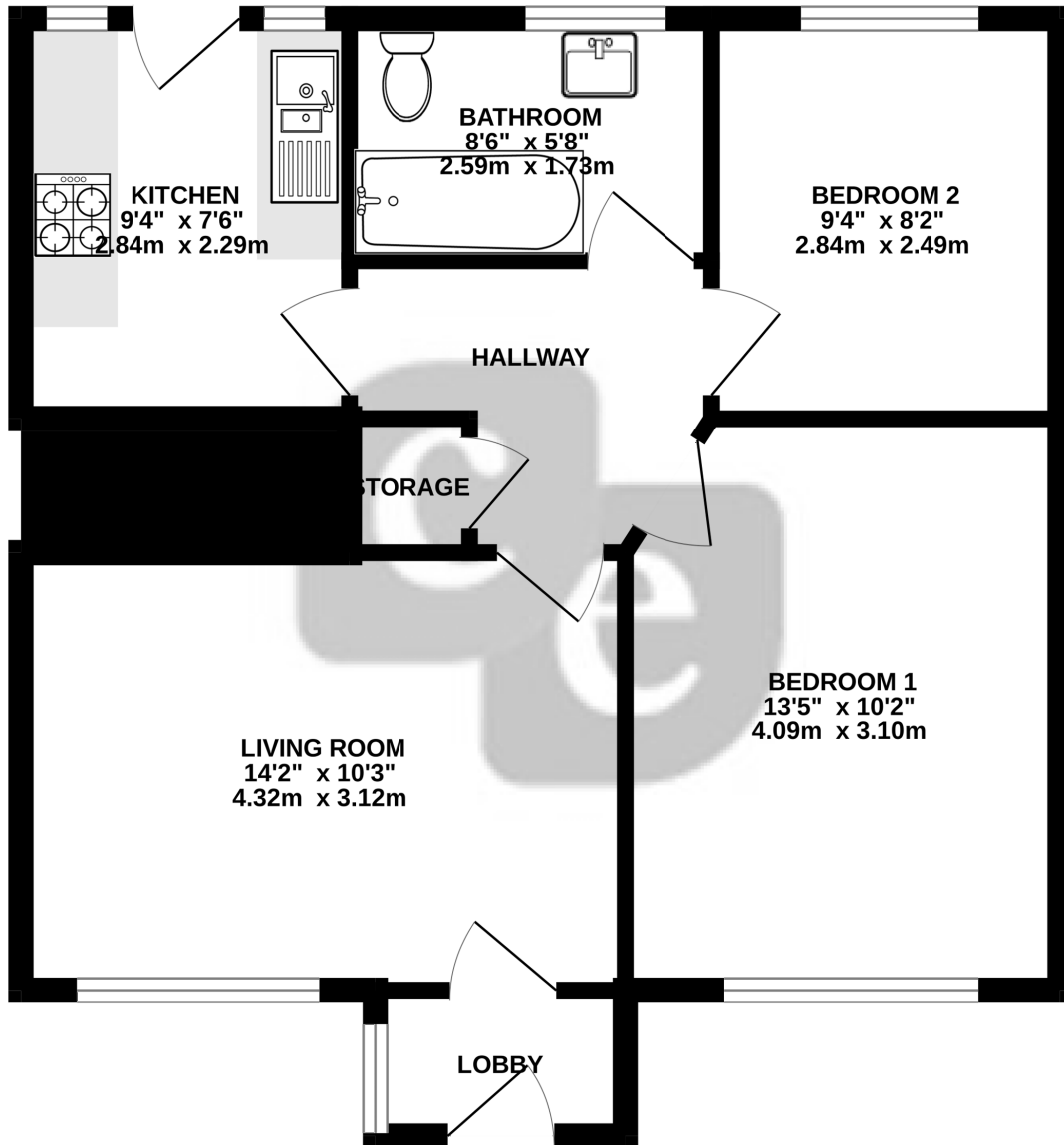
### Rear Garden

Side access to front via side aspect 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  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 549 sq.ft. (51.0 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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