



Valentine Road | South Harrow | HA2 8EG

David Conway & Co. are delighted to offer this rarely available three bedroom, two reception Victorian house approximately 300 yards to South Harrow Tube Station

Asking Price Of £409,950

Freehold



- CHARACTER VICTORIAN COTTAGE
- THREE BEDROOMS: 14'6 x 11'0, 11'0 x 10'3 & 8'10 x 9'8
- 13'9 x 11'5 LOUNGE * * 13'0 x 9'0 DINING ROOM
- 11'0 x 10'3 KITCHEN
- MODERN BATHROOM/WC
- GAS CENTRAL HEATING
- ORIGINAL SASH WINDOWS
- APPROX 200' TO SHOPPING CENTRE
- APPROX 300 YARDS TO TUBE
- SOUTH HARROW

Property Description

ENTRANCE HALL

Stairs to first floor landing with understairs storage cupboards under, radiator, doors to:-

FRONT RECEPTION ROOM

13' 9 x 11' 5 (4.19m x 3.48m)

Corniced ceiling, front aspect, original cast iron ornamental fireplace, radiator.

REAR RECEPTION ROOM

13' 0 x 9' 0 (3.96m x 2.74m)

Rear aspect, window, radiator.

KITCHEN

11' 0 x 10' 3 (3.35m x 3.12m)

Wall cupboards, matching base units with worktops over, inset stainless steel single drainer sink unit with cupboards under, plumbed for washing machine and dishwasher, space for table and chairs, oven & fridge/freezer, side aspect window,

concealed wall mounted gas central heating boiler, radiator, polished wood flooring, upvc double glazed, double doors to garden.

LANDING

Access to insulated Loft, doors to:-

BEDROOM ONE

14' 6 x 11' 0 (4.42m x 3.35m)

Front aspect, radiator.

BEDROOM TWO

11' 0 x 10' 3 (3.35m x 3.12m)

Rear aspect, radiator.

BEDROOM THREE

8' 10 x 9' 8 (2.69m x 2.95m)

Radiator.

BATHROOM/WC

Modern white suite with paneled bath with shower/mixer taps, pedestal wash basin, low level wc, heated ladder style towel rail.

GARDEN

Approximately 50' with concrete patio leading to lawn with flower beds, timber garden shed.

Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

MORTGAGES ARRANGED AT COMPETITIVE RATES

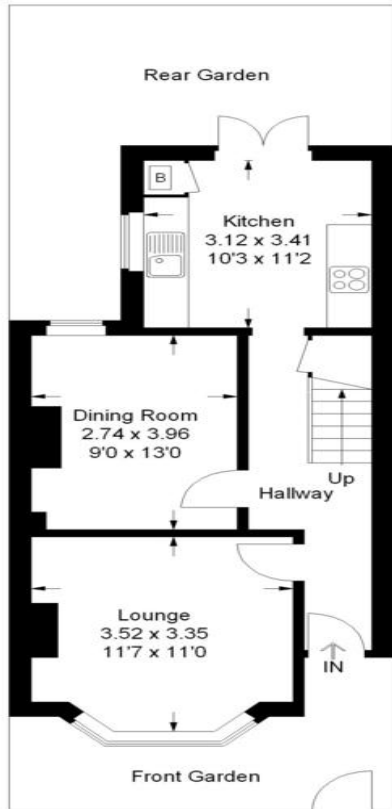
(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.

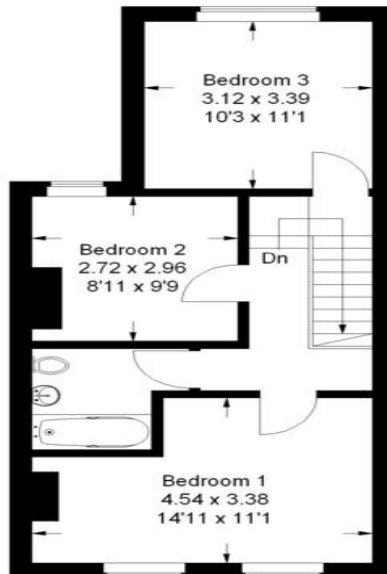


Valentine Road, Harrow, HA2 8EG

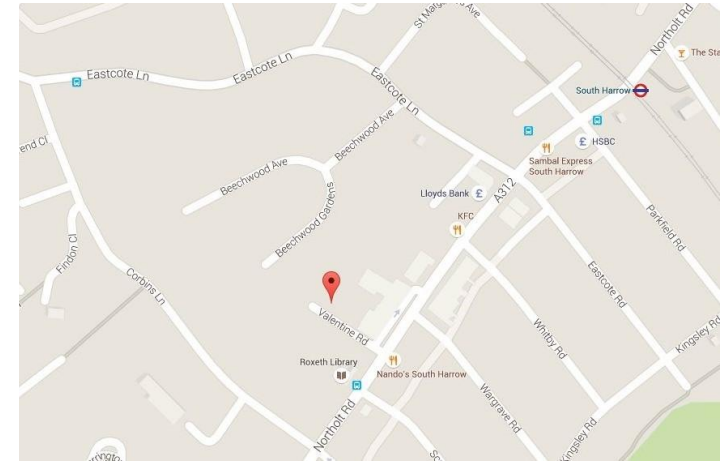
Approximate Gross Internal Area
90 sq m / 969 sq ft



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D		
(39-54)	E		51
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Illustration for identification purposes only, measurements are approximate, not to scale.
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