



## Sandhurst Avenue | West Harrow | HA2 7AP

Good sized and well proportioned 3 bedroom mid terraced house located in one of West Harrow's most popular roads. Just over 1/4 of a mile to West Harrow Metropolitan Tube Station and just over one mile to Harrow's town centre. Whitmore High School is 0.9 miles away. This spacious property is offered with no upper chain and with the option to retain current tenants if required.

Asking Price of £539,950

Freehold



- 3 BEDROOM SPACIOUS TERRACED HOUSE
- 2 RECEPTIONS
- SOUGHT AFTER ROAD
- 10'11 X 6'10 KITCHEN
- LARGE BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- NO UPPER CHAIN
- 0.3 MILES TO WEST HARROW TUBE
- LESS THAN A MILE TO WHITMORE HIGH SCHOOL

## Property Description

UPVC FRAMED DOUBLE GLAZED ENTRANCE DOOR

### HALLWAY

Upvc double glazed window.

### RECEPTION ONE

15' 3" x 12' 2" (4.65m x 3.71m) Upvc double glazed bay window, picture rails, radiator.

### RECEPTION TWO

13' 1" x 10' 1" (3.99m x 3.07m) Picture rails, radiato, upvc double glazed door to garden..

### KITCHEN

10' 11" x 6' 10" (3.33m x 2.08m) Fitted kitchen with range of wall units, matching base units with laminated worktops over, inset stainless steel single bowl single drainer sink unit with monobloc taps. Plumbed for washing machine, built under oven with fitted has hob and extractor over, space for fridge

freezer. Wall mounted gas central heating boiler, part tiled walls, upvc double glazed window, upvc double glazed door to garden.

### LANDING

Access to loft, doors to:-

### BEDROOM ONE

15' 4" x 11' 7" (4.67m x 3.53m) Upvc double glazed bay window, picture rails, radiator.

### BEDROOM TWO

12' 11" x 10' 2" (3.94m x 3.1m) Upvc double glazed window, picture rails, radiator.

### BEDROOM THREE

7' 10" x 6' 5" (2.39m x 1.96m) Radiator, Upvc double glazed window.

### LARGE BATHROOM

White suite comprising acrylic panelled bath with mixer taps and shower unit over, pedestal wash hand basin, low level w.c., tiled walls, tiled floor, double glazed window.

### GARDEN TO REAR

Approx. 60' decked area leading to lawn, enclosed panelled fencing.

### GARDEN TO FRONT

Mainly lawn with flower and shrub borders, gate with pathway to entrance.

**THIS PROPERTY IS CURRENTLY LET SO THERE IS AN OPTION TO RETAIN THE CURRENT TENANT IF REQUIRED**

## Tenure

Freehold

## Council Tax Band

D £1,529 per annum

## Viewing Arrangements

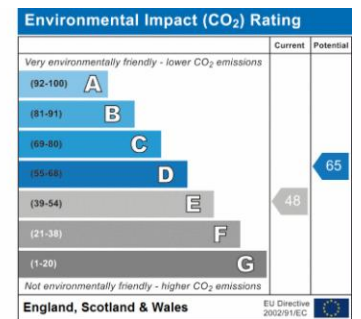
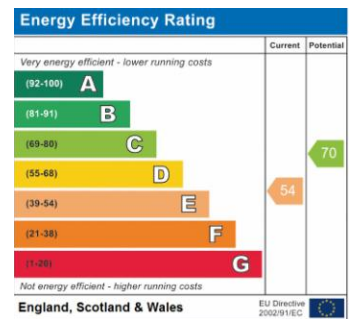
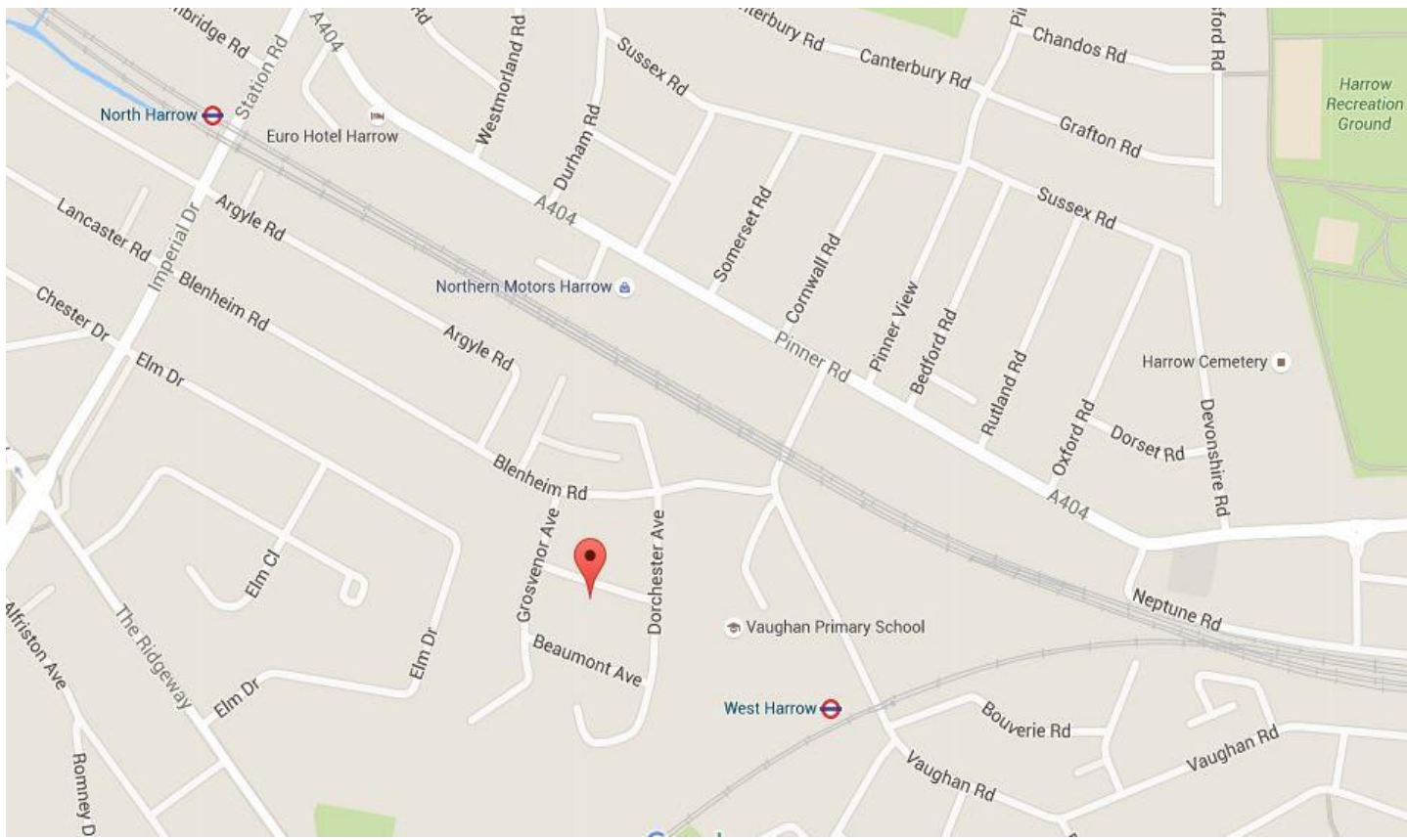
Strictly by appointment

## 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.





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