



Wargrave Road | South Harrow | HA2 8LN

David Conway and Company are sole agents on this beautifully presented three bedroom house set within 0.2 miles of South Harrows Piccadilly Line Underground Station. Offering contemporary family living the property boasts a skillfully finished kitchen/diner, separate lounge space and the opportunity to extend on the rear subject to planning. Early viewing is recommended to avoid disappointment.

Asking Price Of £439,950

Freehold



- 3 BEDROOM HOUSE WITH POTENTIAL TO EXTEND TO REAR SUBJECT TO PLANNING
- VERY WELL PRESENTED
- 13'8 X 10'11 LOUNGE
- 16'11 X 12'0 (MAX) KITCHEN/DINER
- MODERN BATHROOM
- GAS CENTRAL HEATING & DOUBLE GLAZED
- APPROX. 40' GARDEN
- RESIDENT PARKING
- CLOSE TO SHOPS & TUBE
- 0.2 MILE TO WELLDON PARK PRIMARY SCHOOL

Property Description

DOUBLE GLAZED ENTRANCE DOOR

HALLWAY

Stairs to first floor with space under, radiator, oak flooring, coved ceiling, double glazed window.

LOUNGE

13' 8" x 10' 11" (4.17m x 3.33m) Upvc double glazed bay window, coved ceiling, radiator.

KITCHEN/DINER

16' 11" x 12' 0" (MAX.) (5.16m x 3.66m) Dining area with doors to garden. To rear of dining area cupboard with housing combination boiler and plumbing for washing machine.

KITCHEN AREA

Range of oak wall units with matching base units with laminated worktops over, inset stainless steel single bowl single drainer sink unit with mixer taps. Plumbed for dishwasher, built under oven with fitted gas hob and extractor over. Space for fridge freezer, upvc double glazed window.

LANDING

Access to loft via pull down ladder with power and light.

BEDROOM ONE

13' 7" x 10' 11" (4.14m x 3.33m) Upvc double glazed window, coved ceiling, radiator.

BEDROOM TWO

12' 0" x 11' 1" (3.66m x 3.38m) Upvc double glazed window, coved ceiling, radiator.

BEDROOM THREE

6' 11" x 5' 7" (2.11m x 1.7m) Upvc double glazed window, coved ceiling, radiator.

BATHROOM

Modern suite comprising cast iron panelled bath with bath shower mixer taps. Pedestal wash hand basin, low level w.c., fully tiled walls, heated towel rail, upvc double glazed window.

GARDEN

Approx. 40' paved patio area leading to lawn with flower and shrub borders, timber shed, storage unit.

Tenure

Freehold

Council Tax Band

D £1,560 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.





AWAITING EPC