



dc
david conway

David Conway
FOR SALE
020 8422 5222
www.davidconway.co.uk
Relocation
Specialist

4 BED
HOUSE





£575,000

Minehead Road

Harrow

HA2 9DS

EPC Rating '63'

- FOUR BEDROOM TERRACED HOUSE
- THREE FLOORS
- 16'4 x 11'10 LOUNGE
- 17'0 x 10'0 DINING ROOM
- 10'5 x 6'9 KITCHEN
- 6'0 x 6'0 UTILITY ROOM
- 17'3 x 13'0 MASTER BED WITH EN SUITE BATHROOM
- GAS CH & UPVC DOUBLE GLAZED
- APPROX 100' GARDEN
- GARAGE





ENTRANCE HALL

Stairs to first floor landing with cupboards under, radiator.

UTILITY ROOM

6' 0" x 6' 0" (1.83m x 1.83m)

Plumbed for washing machine, space for tumble dryer, door to kitchen



LOUNGE

16' 4" x 11' 10" (4.98m x 3.61m)

Aluminium double glazed front aspect window, coved ceiling, feature fireplace with inset gas coal fire, double doors to:-

DINING ROOM

17' 0" x 10' 0" (5.18m x 3.05m)

Skylight window, single double glazed door to garden, radiator, open plan with:-

KITCHEN

10' 5" x 6' 9" (3.18m x 2.06m)

Range of light oak wall units with cornice and light rails, matching base units with laminated worktops over, inset stainless steel one and a quarter bowl sink unit with mixer taps, plumbed for washing machine /dishwasher, space for fridge/freezer, tiled floor, double glazed door to garden



LANDING

Access to loft. Stairs to second floor.

BEDROOM ONE

12' 9" x 10' 6" (3.89m x 3.2m)

Double glazed front aspect window, two built in cupboards to alcove, radiator.

BEDROOM TWO

12' 0" x 10' 7" (3.66m x 3.23m)

Aluminium double glazed rear aspect window, range of fitted cupboards with sliding doors, radiator

BEDROOM THREE

7' 0" x 6' 1" (2.13m x 1.85m)

Aluminium double glazed front aspect window, radiator.

BATHROOM/WC

White suite with panelled bath with shower/mixer taps, vanity wash basin with cupboards under, close coupled wc, fully tiled walls, built in linen cupboard with copper hot water cylinder, heated ladder style towel rail, double glazed frosted rear aspect window.



ON THE SECOND FLOOR

BEDROOM FOUR

17' 3" x 13' 0" (5.26m x 3.96m)

Upvc double glazed rear aspect window, velux front aspect window, double wardrobe with sliding doors door to:-

EN SUITE SHOWER ROOM/WC

Built in shower cubicle, vanity wash basin, close coupled wc, heated ladder style towel rail, fully tiled walls, upvc double glazed front aspect frosted rear aspect window.

GARDEN

Approximately 100' mainly laid to lawn with flower beds,.

GARAGE

Pre-cast construction with access at rear.

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).

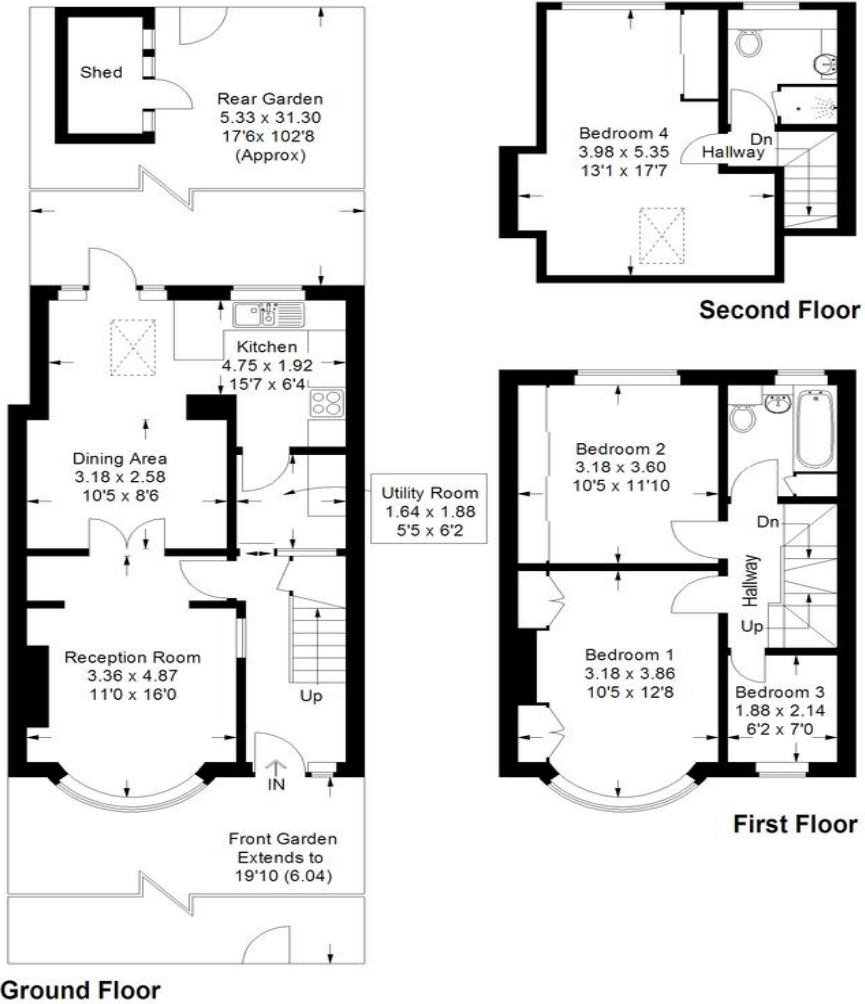
These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may 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.





Minehead Road, Harrow, HA2 9DS

Approximate Gross Internal Area (Excluding Shed)
112.6 sq m / 1212 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	84
			63

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	81
			57