



ESTATE & LETTINGS AGENTS

Pinner Road, Harrow, HA1



FOR SALE £435,000 Freehold

Cash buyers only!!

Four bedroom mid terrace property in need of full modernisation and treatment for Japanese Knotweed. Benefits include 2 reception rooms, kitchen, shower room, WC and bedroom 4 to downstairs with upstairs having master bedroom with kitchenette and access to loft space, 2 further bedrooms and bathroom. To the front of the property you have a driveway with off street parking and to the rear is the garden.

Located within a short walk to both West and North harrow underground stations.

- Cash Buyers Only
- Chain Free
- Great Potential
- Full Modernisation Required
- Parking
- Near West Harrow Station

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

Hallway:

Laminated wood flooring and glazed window to front aspect.

Reception 1:

3.81m (12' 51") x 3.15m (10' 34")

Double glazed window to front aspect, laminated wood flooring, power points and sliding double glazed door to reception 2.



Reception 2:

4.39m (14' 43") x 3.09m (10' 14")

Double glazed window to rear aspect, double glazed door to rear aspect, laminated wood flooring.



Kitchen:

3.54m (11' 62") x 1.60m (5' 26")

Tiled flooring, units to base level, work top surfaces, stainless steel sink unit with mixer tap, space for oven.



WC:

Tiled flooring, low level WC.

Downstairs Shower:

Tiled flooring, hand wash basin with mixer tap, shower enclosure.



Bedroom 4:

5.18m (17' 01") x 2.33m (7' 67")

Double glazed door to rear garden, double glazed window to side aspect, laminated wood flooring and power points.



First Floor:
Stairs to first floor.

Bedroom 1:

4.92m (16' 17") x 3.42m (11' 24")

Double glazed window to front aspect, laminated wood flooring, power points, stainless steel sink unit with mixer tap, electric hob, units to eye and base level, work top surfaces and with access to loft space.



Loft:

4.65m (15' 28") x 4.37m (11' 24")

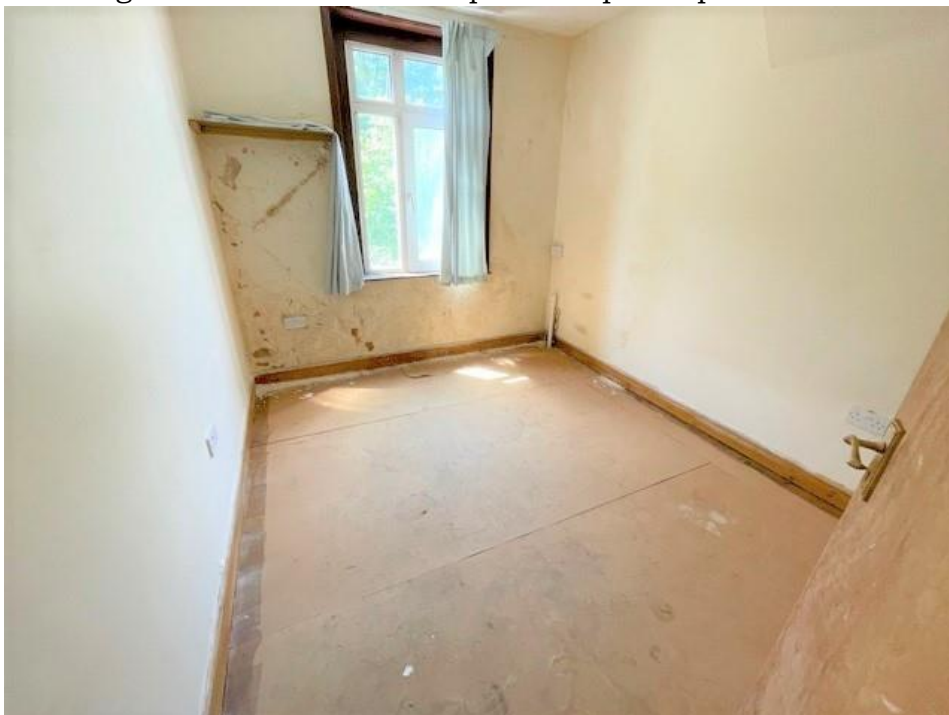
2 Velux windows, boarded flooring.



Bedroom 2:

3.35m (11' 02") x 2.70m (8' 89")

Double glazed window to rear aspect and power points.



Bedroom 3:

3.43m (11' 27") x 2.02m (6' 63")

Double glazed window to rear aspect, power points.



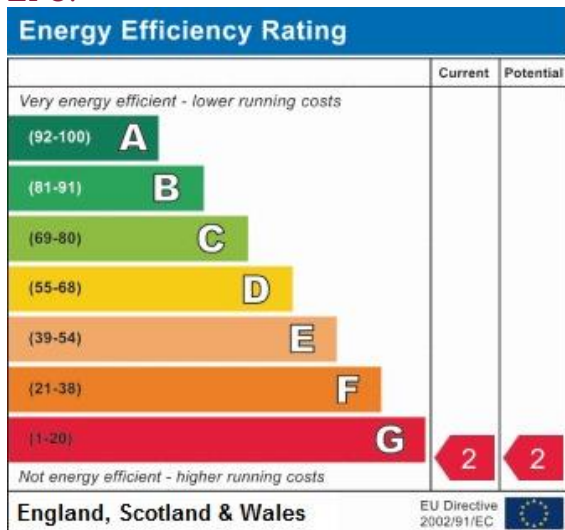
Garden:

Laid to lawn, the garden does have overgrown Japanese Knotweed that needs to be treated.

Front:

Paved area with parking.

EPC:



Address:
Pinner Road, HA1

Approximate Gross Internal Area = 101.9 sq m / 1097 sq ft
Loft = 20.2 sq m / 217 sq ft
Total = 122.1 sq m / 1314 sq ft

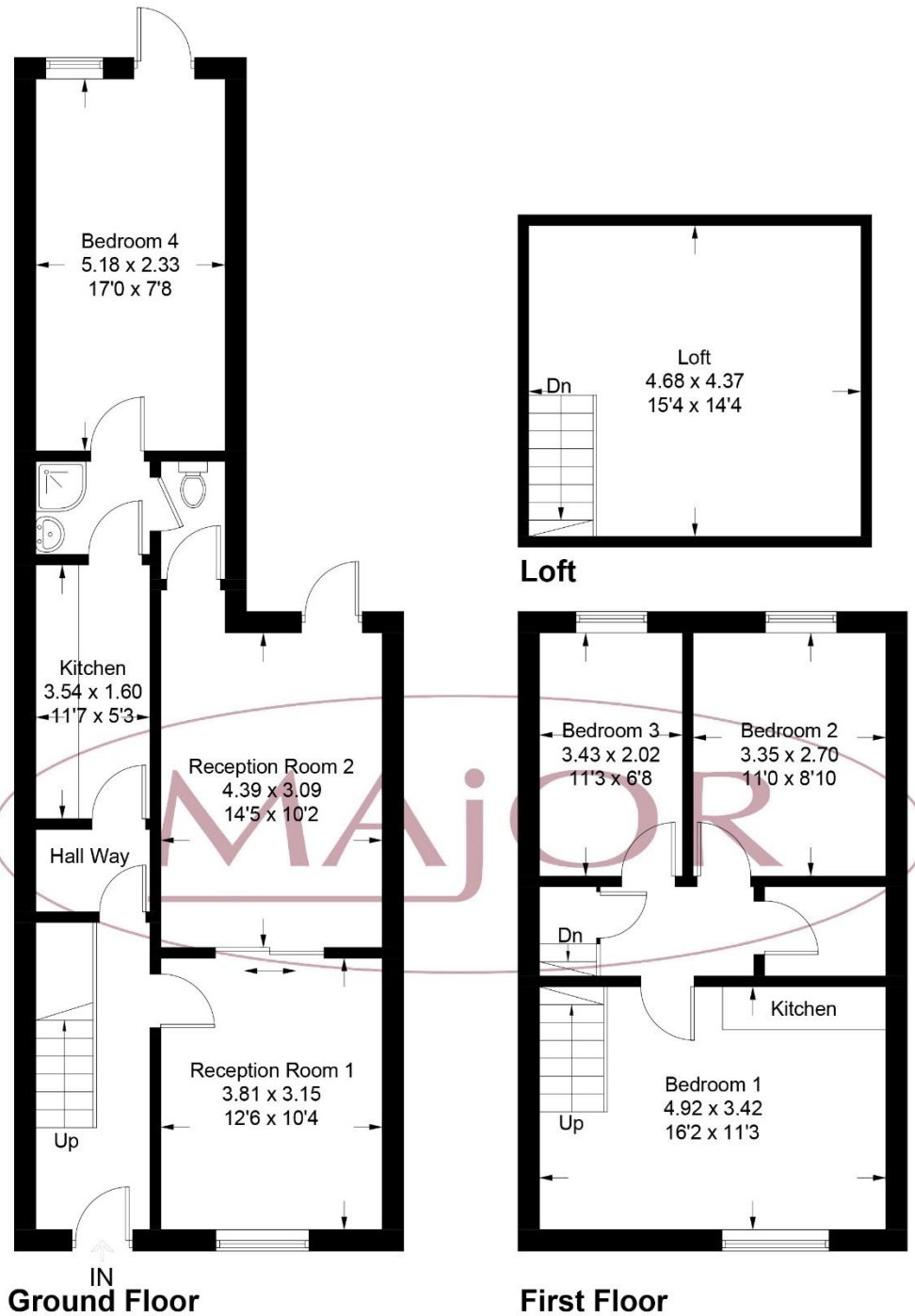


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID772022)

Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status. Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it. Life assurance may be required. Written quotations available.



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