



*ESTATE & LETTINGS AGENTS*

## Grant Road, Harrow, HA3



### FOR SALE £525,000 FREEHOLD

New to the market Major Estates are please to present this extended three/four-bedroom family home in a great residential location on the doorstep of Wealdstone High Street and within a few minutes' walk of the Bakerloo and overground station at Harrow & Wealdstone.

Entered through the porch you have a welcoming hallway, front aspect reception room, rear reception two/bedroom 4, kitchen/diner and wet room to downstairs. Upstairs you have 3 double bedrooms and the family bathroom. To the rear you have a private garden.

The property is offered with no upper chain and would suit those looking for a family home or investors who looking for a great rental return.

- Terraced House
- Three/Four Bedrooms
- 2 Bathrooms
- Great Location
- All Double Bedrooms
- Garden

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
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**Entrance Porch:**

Through Upvc door leading into hallway, double glazed window to front and side aspect.

**Hallway:**

Radiator, carpeted flooring, understairs storage.

**Front Reception:**

4.20m x 3.59m (13' 78 x 11' 78)

Double glazed window to front & side aspect, carpeted flooring, power points, TV point and telephone point.



**Rear Reception/Bedroom 4:**

3.49m x 3.03m (11' 48 x 9' 97)

Double glazed double door to rear aspect, double glazed window to rear aspect, radiator, carpeted flooring and power points.



### Kitchen/Diner:

4.60 m x 3.04m (15' 10 x 10' 0)

Double glazed window to side aspect, double glazed window to rear aspect, double glazed door to side aspect, double glazed door to rear aspect, units to eye and base level, work top surfaces, laminated wood flooring, wall mounted boiler, space for oven/hob, stainless steel sink with mixer tap, plumbing for washing machine and power points.



### Wet Room:

2.94m x 1.36m (9' 65 x 4' 47)

Double glazed window to rear aspect, low level WC, hand wash basin with mixer tap, shower.



### First Floor:

Stairs to first floor.



**Bedroom 1:**

4.87m x 3.52m (15' 98 x 11' 55)

Double glazed window to front aspect, carpeted flooring and power points.



**Bedroom 2:**

3.47m x 3.01m (11' 39 x 9' 90)

Double glazed window to rear aspect, carpeted flooring and power points.



**Bedroom 3:**

2.16m x 2.13m (7' 10" x 7' 0")

Double glazed window to rear aspect, carpeted flooring and power points.



**Bathroom:**

Double glazed window to side aspect, vinyl flooring, panel enclosed bathtub with mixer taps and shower attachment, low level WC and hand wash basin with mixer taps.



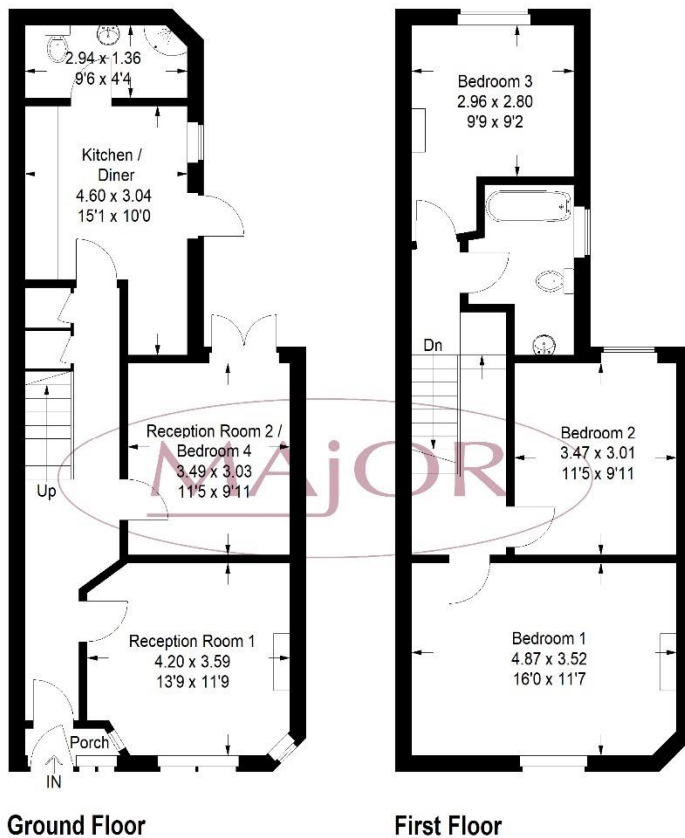
**Garden:**

Paved area with rest mainly laid to lawn.



Tenure:  
Freehold

### Floor Plan

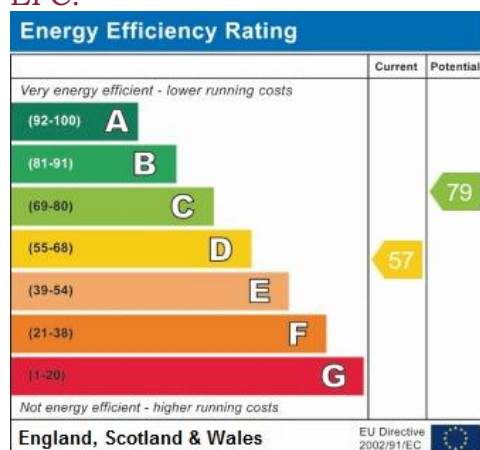


Approximate Gross Internal Area = 108.9 sq m / 1172 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2021 (ID 794429)

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## EPC:



Address:  
Grantley Rd, HA3

## 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. Life assurance may be required. Written quotations available.

## 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.



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