



ESTATE & LETTINGS AGENTS

Byron Road, Harrow, HA3



FOR SALE £400,000 Offers Over Freehold

Cash buyers only!!

Priced to sell Major Estates offer for sale this 3 bedroom end of terrace house in need of full refurbishment. There has been **planning permission granted** for a rear extension along with loft conversion to add an extra 350sqft. Previously there was permission to convert into 2 flats. Would suit developers/builders. Currently the property comprises hallway, through lounge, kitchen, bathroom with upstairs having 3 bedrooms.

The property is located within walking distance to Harrow & Wealdstone underground/Overground station and Wealdstone high Street.

- Cash Buyers Only
- Chain Free
- Great Potential
- Full Modernisation Required
- Planning Granted
- Near Harrow/Wealdstone Station

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

Hallway:

Upvc front door, front aspect double glazed window, carpeted flooring, radiator and storage cupboards.

Through Lounge:

7.78m (25' 54) x 3.35m (11' 01)

Double glazed window to front aspect, laminated wood flooring, radiator, gas fire(not tested) and power points.



Kitchen:

5.56m (18' 25) x 2.17m (7' 13)

Double glazed window to rear aspect, double glazed door to side aspect, units to eye and base level(broken), vinyl flooring, sink with mixer tap, space for cooker.



Bathroom:

Double glazed window to rear aspect, radiator, vinyl flooring, bath tub with taps, hand wash basin with taps(broken), low level wc.



First Floor:

Stairs to first floor.

Bedroom 1:

4.30m (14' 12) x 3.51m (11' 54)

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



Bedroom 2:

3.59m (11' 81) x 2.73m (8' 97)

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



Bedroom 3:

2.91m (9' 55) x 2.41m (7' 92)

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



Garden:

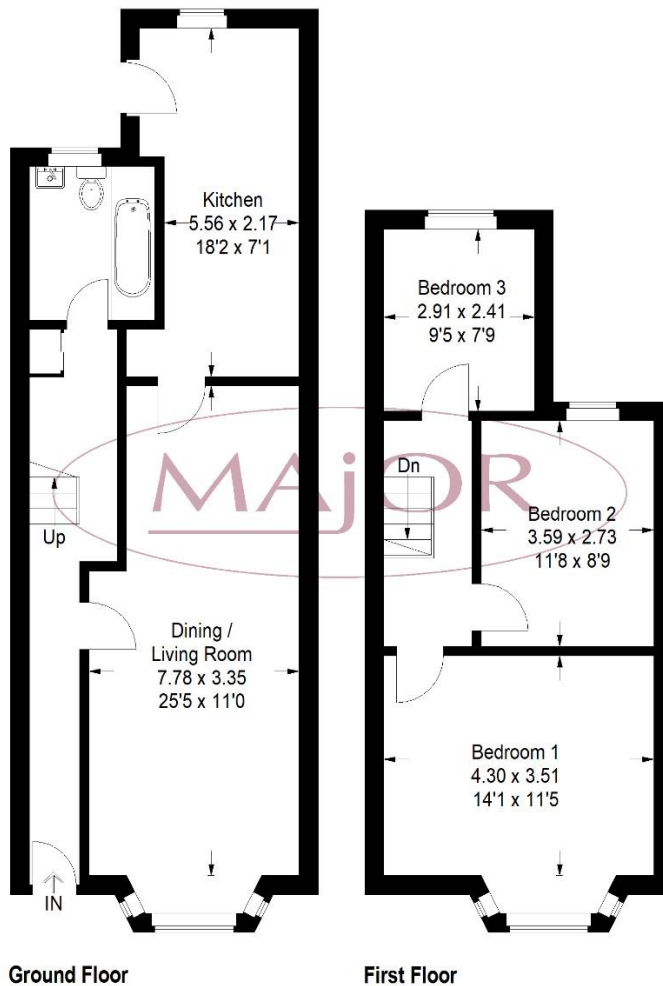
Laid to lawn, overgrown.

EPC:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Byron Street, HA3

Floor Plan



Approximate Gross Internal Area
95.2 sq m / 1025 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID 801170)

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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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