



ESTATE & LETTINGS AGENTS

Morley Crescent West, Stanmore, HA7



FOR SALE £289,950 Freehold

Major Estates are delighted to offer for sale this 1 bedroom first floor maisonette. The property comprises of reception room, bedroom, fitted kitchen, bathroom, separate WC, gas central heating, double glazed windows, off street parking, garage and private rear garden.

The property is located close to popular schools including Park High, Priestmead and Stanburn. Within a mile of the property is access to Queensbury and Kenton Stations.

This is a Freehold property and is one not to be missed for first time buyers and investors alike.

- Freehold
- First Floor
- Access to Loft
- No Service Charge
- Garden
- Garage

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

Entrance:

Wooden door, carpeted stairs to first floor.

Hallway:

Double glazed window to side aspect, carpeted flooring access to loft and doors leading to bedroom, bathroom, WC, kitchen and reception room.

Living Room:

4.06m x 3.07m (13' 4" x 10' 1")

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



Kitchen:

2.08m x 2.08m (6' 10" x 6' 10")

Units to base level, work top surface, stainless steel sink unit with taps, laminated wood flooring, space for oven, plumbing for washing machine, double glazed window to front aspect.



Bedroom 1:

3.91m x 3.10m (12' 10 x 10' 2)

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



Bathroom:

Vinyl flooring, radiator, double glazed window to rear aspect, panel bath tub with taps and shower attachment, hand wash basin with taps and extractor fan.



WC:

Double glazed window to side aspect, low level WC.



Garage:

4.32m x 2.51m (14' 2 x 8' 3)

Via shared drive, up and over door.

Garden:

Mainly laid to lawn.



Tenure:

Freehold

Service Charge:


£0.00

Ground Rent:

TBC

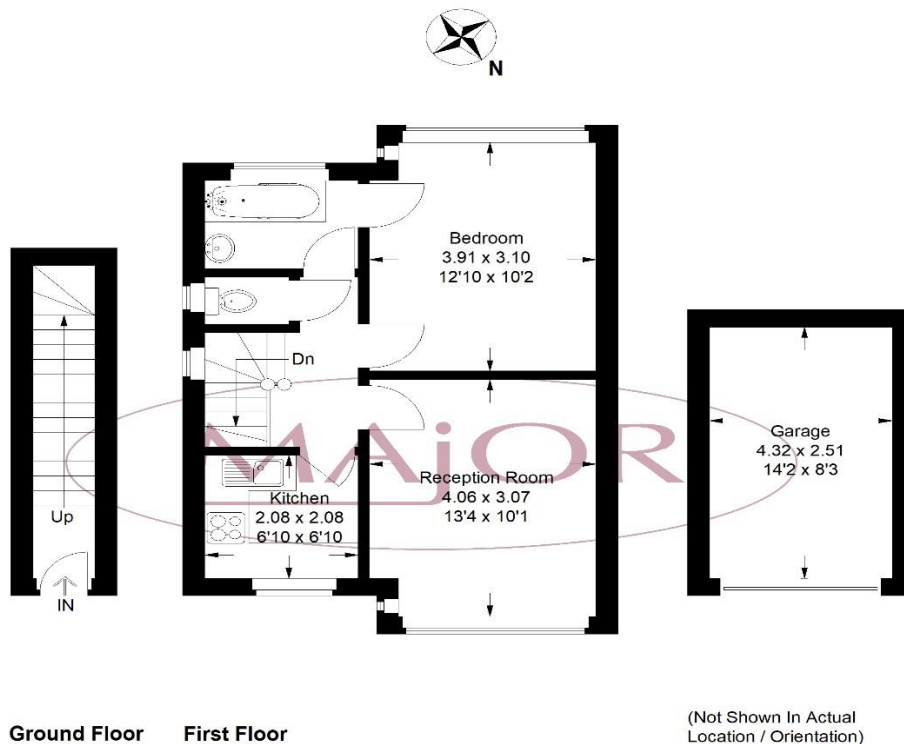
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EPC:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		71	75
(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 	

Address:
Morley Crescent, HA7

Floor Plan



Approximate Gross Internal Area = 44.6 sq m / 480 sq ft
Garage = 10.7 sq m / 115 sq ft
Total = 55.3 sq m / 595 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2021 (ID 820992)

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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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