



ESTATE & LETTINGS AGENTS

Claremont Road, Harrow, HA3



FOR SALE £499,950 FREEHOLD

Rare to the market is this 2 bedroom end of terrace house located in a quite cul-de-sac location close to Wealdstone High Street and on the door step of the highly rated and sought after Sacred Heart School.

Comprising of through lounge reception room with feature fire place, fitted kitchen, ground floor WC, two double bedrooms and family bathroom. To the rear you have a lovely private garden. There is scope to extend to the rear of the property and the possibility of a loft conversion (Subject to planning).

Located a few minutes walk from the shops/restaurants/supermarkets on Wealdstone High Street and Harrow Wealdstone Station.

The property would suit first time buyers or investors alike.

End Terraced House

2 Double Bedrooms

Freehold

Garden

Through Lounge

Near Wealdstone High Street

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

Entrance Porch:

Through wooden front door, double glazed window to front aspect, UPVC door to hallway.

Hallway:

Front aspect window, radiator and carpeted flooring.

Living Room:

7.73m x 3.84m (25' 36 x 12' 59)

Double glazed window to front and rear aspect, radiator's x 2, carpeted flooring, brick feature fire place, TV point, telephone point and power points.



Kitchen:

2.85m x 2.40m (9' 35 x 7' 87)

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



First Floor:

Stairs to first floor and access to loft.

Bedroom 1:

4.38m x 3.34m (14' 37 x 10' 95

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



Bedroom 2:

3.62m x 2.75m (11' 87 x 9' 02)

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



Bathroom:

Double glazed window to side aspect, vinyl flooring, radiator, panel enclosed bath tub with mixer tap, thermostatic shower, hand wash basin with mixer tap, low level WC and cupboard housing water tank.



Rear Garden:

Paved area rest mainly laid to lawn.



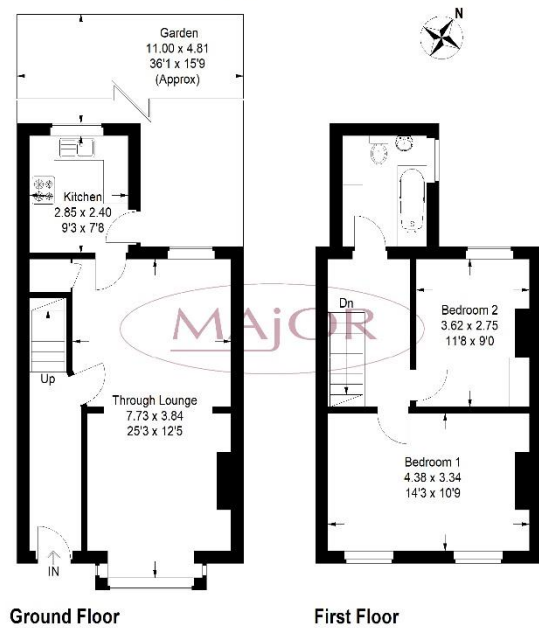
EPC:

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Floor Plan



Approximate Gross Internal Area = 84.6 sq m / 911 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID859204)

TENURE:

Freehold

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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