



ESTATE & LETTINGS AGENTS

College Hill Road, Harrow, HA3



FOR SALE £575,000 FREEHOLD

New to the market is this 3 bedroom semi detached property in the heart of Harrow Weald. The house is offered for sale in good condition throughout and comprises 2 reception rooms, fitted kitchen, 3 bedrooms and family bathroom. To the rear you have a lovely garden and garage and to the front is off street parking via a shared drive.

Located close to amenities and within a short distance to Stanmore, Harrow/Wealdstone and Headstone Lane Stations.

Chain free and viewing advised.

- Semi Detached
- 3 Bedrooms
- Family Bathroom
- Chain Free
- Off Street Parking
- Garage

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

Entrance:

Through glazed UPVC front door leading into hallway.

Hallway:

Carpeted flooring, radiator and storage cupboard.

Reception Room:

3.78m x 2.73m (12' 5 x 12' 3)

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



Dining Room:

4.29m x 3.02m (14' 1 x 9' 11)

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



Kitchen:

2.77 x 2.54m (9' 1 x 8' 4)

Double glazed windows to rear aspect, units to eye and base level, work top surfaces, stainless steel sink with mixer tap, tiled flooring, wall mounted boiler, gas hob with oven below and extractor hood above, integrated washing machine and power points.





First Floor:

Stairs to first floor, double glazed window to side aspect and access to loft.

Bedroom 1:

3.71m x 3.45m (12' 2 x 11' 4)

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



Bedroom 2:

4.19m x 3.30m (13' 9 x 10' 10)

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



Bedroom 3:

2.54m x 2.18m (8' 4 x 7' 2)

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



Bathroom:

Double glazed window to rear aspect, laminated wood flooring, panel enclosed bath tub with mixer tap and shower attachment and hand wash basin with mixer tap.



WC:

Double glazed window to side aspect, laminated wood flooring, radiator and low level WC.



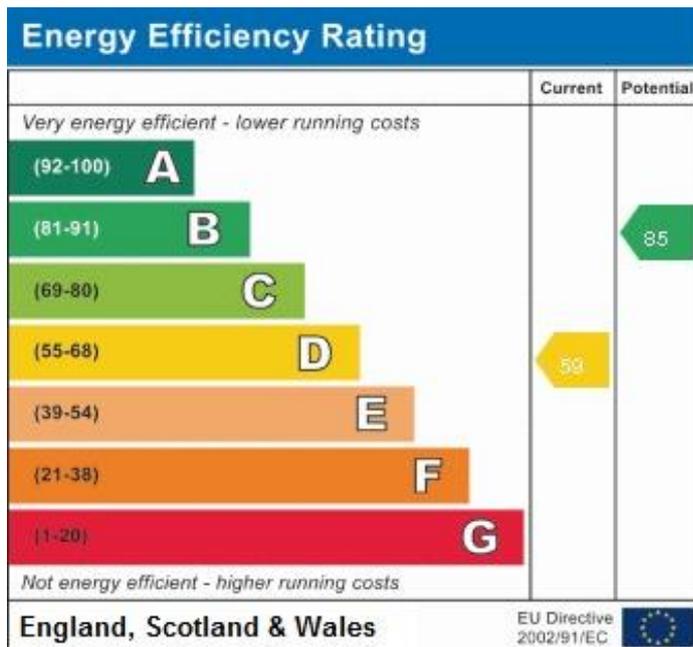
Garden:

Paved area with rest laid to lawn.



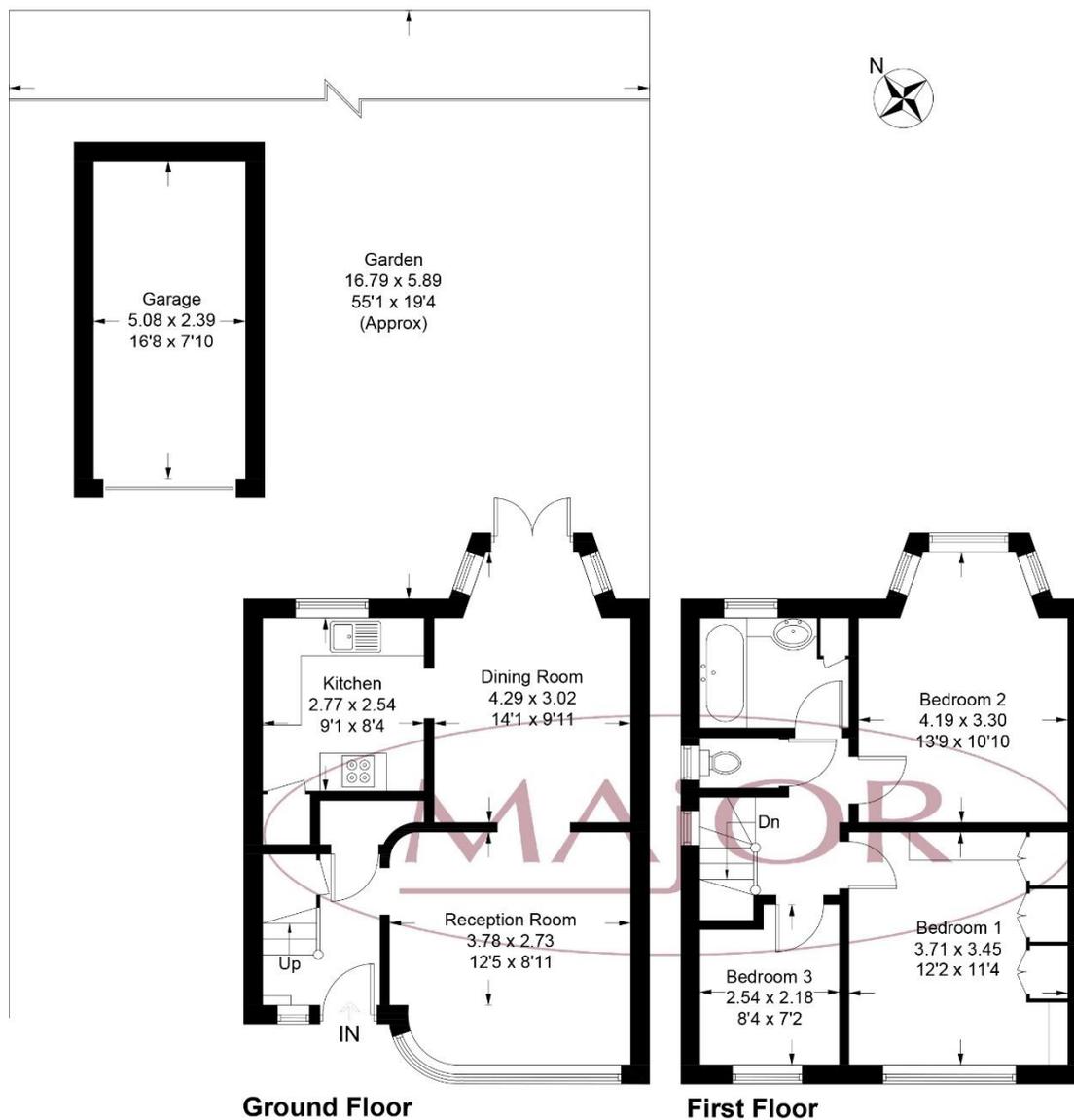
Garage:
5.08m x 2.39m (16' 8 x 7' 10)

EPC:



Address:
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Approximate Gross Internal Area = 84.2 sq m / 906 sq ft
 Garage = 12.1 sq m / 130 sq ft
 Total = 96.3 sq m / 1036 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID894934)

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.

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Mortgages

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