



*ESTATE & LETTINGS AGENTS*

**Byron Road, Harrow, HA3**



**FOR SALE £500,000 FREEHOLD**

Calling all those who would like to put their own stamp on a lovely family home. Offered for sale is this rarely available 3 bedroom semi detached property located moments away from Byron Park and within catchment to local highly rated primary and secondary schools. Comprising entrance porch which leads into the front reception rooms, reception 2, utility room with work top surfaces, fitted kitchen, bathroom with bathtub and shower enclosure with upstairs having 3 double bedrooms and a WC. To the rear you have a fantastic secluded garden with access to your own off street parking space accessed from Stuart Road. Chain Free and a viewing is highly recommended.

The property is close to Harrow and Wealdstone Station (Bakerloo Line and Overground) and Wealdstone High Street.

- Semi Detached
- Larger than Average
- 2 Reception Rooms
- 3 Bedrooms
- Off Street Parking
- Garden

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
T: 020 8424 8686 ~ E: [sales@majorestate.com](mailto:sales@majorestate.com) ~ [www.majorestate.com](http://www.majorestate.com)

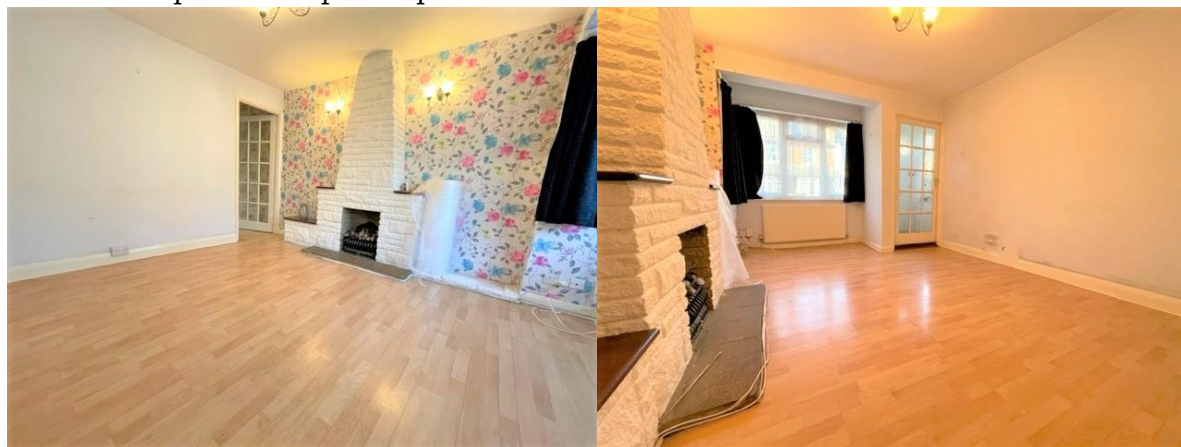
#### Entrance Porch:

Double glazed window to side aspect, tiled flooring, wooden glass panelled door to Reception One.

#### Reception One:

4.27m x 3.25m (14' 00 x 10' 66)

Double glazed window to front and side aspect, radiator, laminate wood flooring, feature fire place and power points.



#### Reception Two:

4.06m x 3.22m (13' 32 x 10' 56)

Double glazed door to side aspect, radiator, laminated wood flooring and power points.



#### Utility:

3.09m x 1.59m (10' 13 x 5' 21)

Vinyl flooring, units to eye and base level, work top surface, plumbing for washing machine and power points.



### Bathroom:

Vinyl flooring, single glazed window to side aspect, radiator, panel enclosed bath tub with mixer tap and shower attachment, shower enclosure with electric shower, extractor fan, low level WC and hand wash basin with mixer tap.



### Kitchen:

3.93 m x 2.71m (12' 89 x 8' 89)

Double glazed window to rear aspect, double glazed door to rear garden, units to eye and base level, work top surfaces, stainless steel sink unit with mixer tap, radiator, wall mounted boiler, gas hob with oven below and extractor hood above.



### First Floor:

Carpeted stairs to first floor, access to loft.

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**Bedroom 1:**

3.31m x 3.25m (10' 66 x 10' 95)

Double glazed window to front aspect, carpeted flooring, storage cupboard with shelves and power points.



**Bedroom 2:**

3.25m x 2.25m (10' 66 x 7' 38)

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



**Bedroom 3:**

3.17m x 2.83m (10' 40 x 9' 28)

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



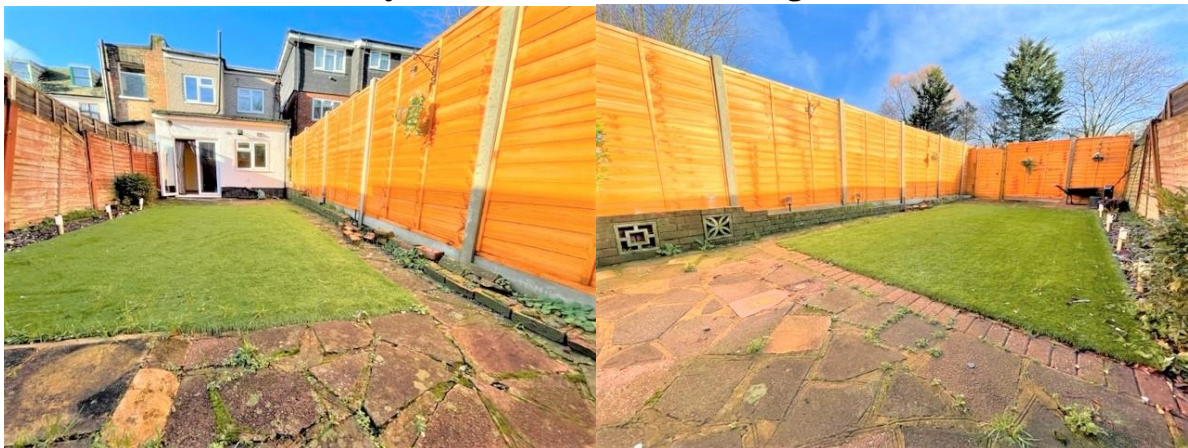
**WC:**

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



**Garden:**

Paved area with rest mainly laid to lawn with artificial grass.



**Parking:**

Off street parking to the rear of the property, accessed from Stuart Road.



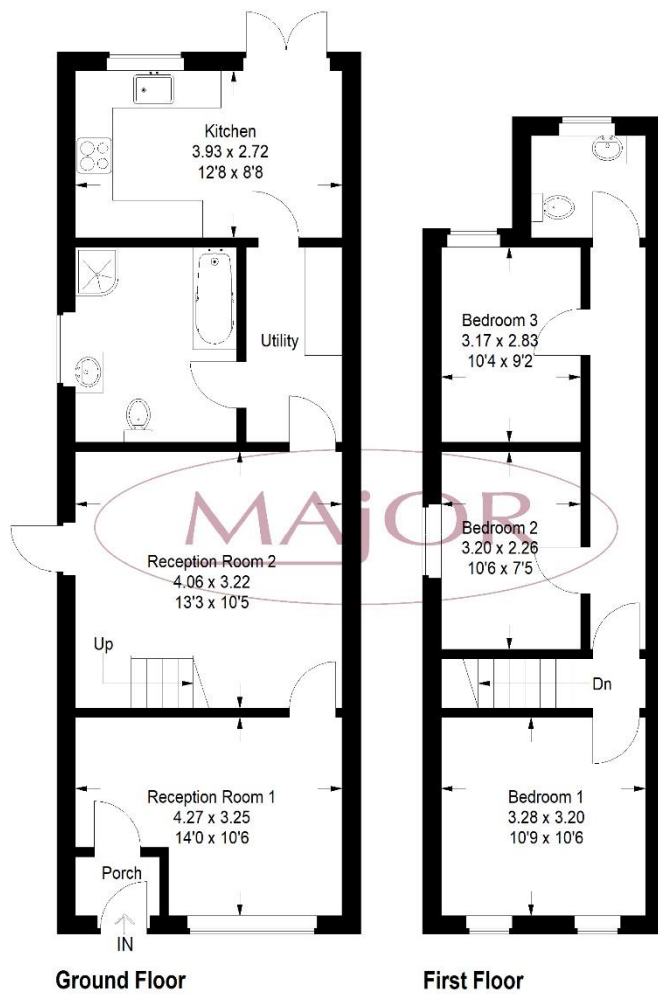
Tenure:  
Freehold

EPC:

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

Address:  
Byron Way, HA3

### Floor Plan



Approximate Gross Internal Area  
98.3 sq m / 1058 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2023 (ID 926744)

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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. 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.

