



*ESTATE & LETTINGS AGENTS*

## Elmgrove Crescent, Harrow, HA1



**FOR SALE £525,000 Freehold**

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)

Major Estates are delighted to market this extremely well maintained and ready to move into 3 bedroom end of terrace house in Harrow offering you a spacious modern family home with excellent transport links. The accommodation includes a welcoming hallway, downstairs WC, utility room, fitted kitchen, living/dining room with double doors to the garden with upstairs providing 3 bedrooms, modern bathroom suite and access to loft. Externally you have a paved driveway with off street parking for 2 to 3 cars. To the rear you have a fantastic garden area which includes paved area, laid to lawn area and pebble area with space for a storage shed. The garden is perfect for outdoor entertaining and outdoor dining.

The property is well located less than a mile from Kenton, Harrow On The Hill and Harrow Wealdstone Stations offering a fast service into Zone 1, Bakerloo, Metropolitan, Overground and National rail services into Central London and beyond. Also within a short distance you have Harrow Town Centre with its selection of supermarkets, shops, cafes and restaurants along with 2 Shopping Centres. For families you have 'Outstanding' schools close with a few parks, tennis courts and outdoor spaces.

- 3 Bedrooms
- End Of Terrace
- Spacious living/Dining Room
- Fitted Kitchen
- Gas Central Heating
- Double Glazed Windows
- Modern Bathroom Suite
- Utility Room
- Downstairs WC
- Driveway
- 2 to 3 Car Parking
- Large Garden
- 'Move In' Condition
- Central Harrow Location
- Freehold
- Viewing Advised



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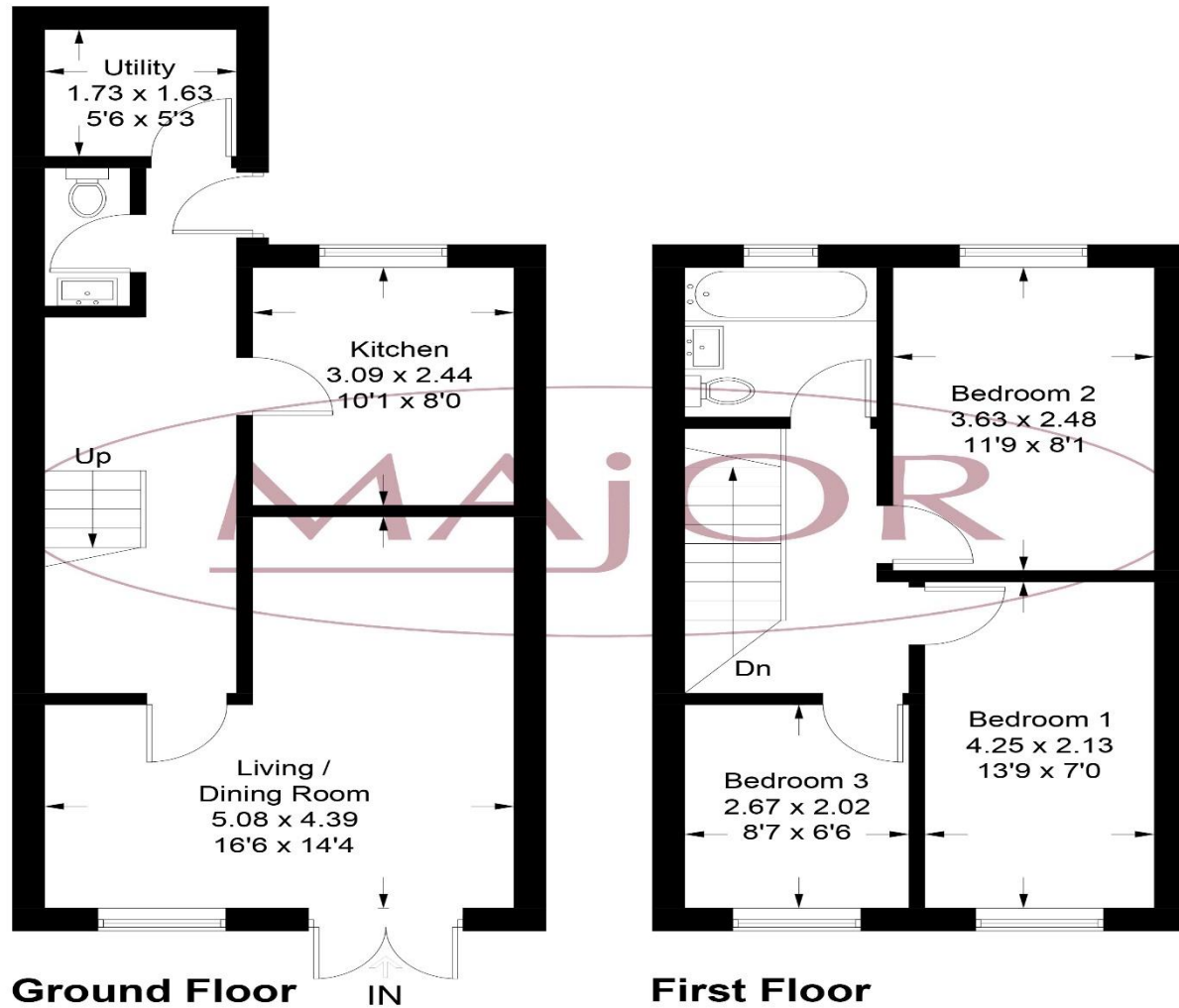
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			89
(69-80) <b>C</b>		74	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:  
Elmgrove Crescent, HA1



Approximate Gross Internal Area = 79.4 sq m / 855 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID962735)

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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.

