



*ESTATE & LETTINGS AGENTS*

Adderley Road, Harrow, HA3



**FOR SALE £499,999 FREEHOLD**

Major Estates are delighted bring to the market this extended 3 bedroom terraced family home. The property has been well maintained and would make an ideal purchase for the growing family offering versatile living spaces. From the entrance hallway you have the through lounge reception room, fitted kitchen and conservatory. Upstairs are the 3 bedrooms and family bathroom. To the front you have a paved area and to the rear you have a brick built outhouse, Garage accessed via service road and garden area.

Located in close to Wealdstone/Belmont Circle and Stanmore with access to public transport and A/M roads for easy driving options.

- Through Lounge
- Close to Great Schools
- Close to Shopping Amenities
- 3 Bedrooms
- Garage
- Brick Built Outhouse

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:**

Through wooden door leading into hallway.

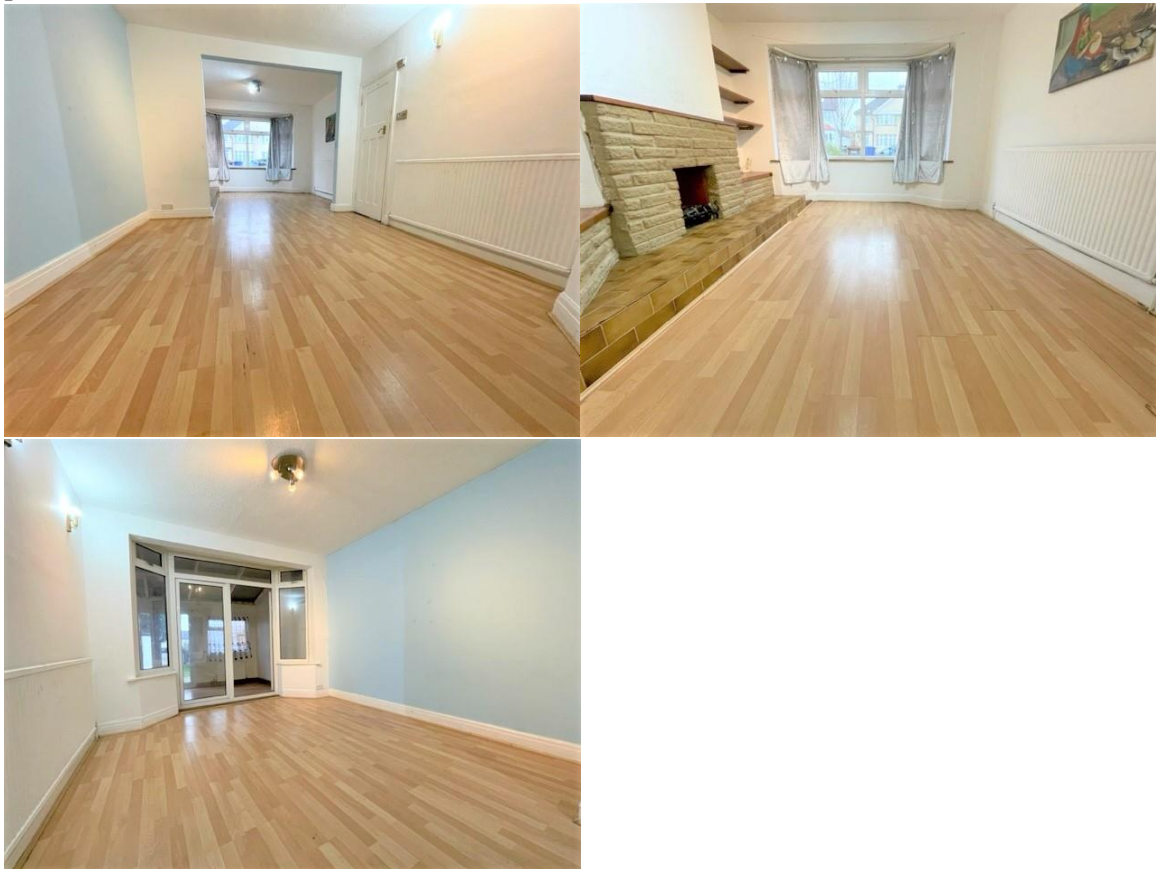
**Hallway:**

Glazed window to front aspect, radiator and laminated wood floor.

**Through Lounge:**

6.68m x 3.10m (21' 91 x 10' 17)

Double glazed window to front aspect, double glazed door and windows to rear aspect, radiator, laminated wood flooring, feature fire place(not tested) and power points.



**Kitchen:**

2.52 x 1.84m (8' 26 x 6' 03)

Door to conservatory, units to eye and base level, work top surfaces, tiled flooring, stainless steel sink unit with mixer tap, gas hob with oven below and extractor above and power points.



**Conservatory:**

5.15m x 2.67m (16' 89 x 8' 75)

Double glazed window to rear aspect, double glazed door to garden, laminated wood flooring, wort top surfaces, plumbing for washing machine, space for dryer and power points.



**First Floor:**

Stairs to first floor.

**Bedroom 1:**

3.50m x 2.97m (11' 48 x 8' 75)

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



**Bedroom 2:**

3.47m x 2.70m (11' 38 x 8' 85)

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



**Bedroom 3:**

2.23m x 2.02m (7' 3 x 6' 62)

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



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**Bathroom:**

Double glazed window to rear window, tiled flooring, panel enclosed bath with mixer tap and shower attachment, low level Wc and hand wash basin with mixer tap.



**Garden:**

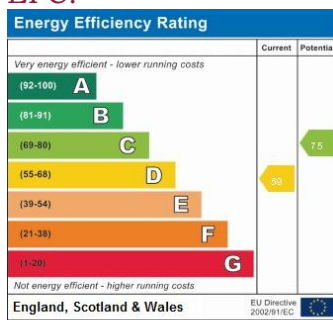
Paved area with rest laid to lawn. Brick built outhouse(3.87m x 2.38m, 12'69 x 7'80)



**Garage:**  
Up and over door, power and light.



**EPC:**



Address:  
Adderley, HA3

## Floor Plan



Approximate Gross Internal Area = 78.8 sq m / 848 sq ft  
Outhouse (Including Garage) = 9.2 sq m / 99 sq ft  
Total = 88 sq m / 947 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2023 (ID 929700)

### 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

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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