



*ESTATE & LETTINGS AGENTS*

## College Hill Road, Harrow, HA3



**FOR SALE £699,950 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 a totally refurbished larger than average 3 bedroom semi detached family home. Located on one of the premier roads in Harrow Weald the house comprises warm entrance hallway, front aspect bright reception room, rear dining room with door to patio area, fitted kitchen with breakfast bar, downstairs WC with upstairs having 3 bedrooms and the bathroom suite. To the front you have a driveway with off street parking, garage with the rear having a paved area with rest mainly laid to lawn. There are new electrics, new gas central heating, new floorings, new bathroom and new kitchen. The property has been totally refurbished to a very high standard. Located in Harrow Weald close to all local amenities including various bars/restaurants/supermarkets and close to highly regarded schools. Chain free and viewing is advised.

- 3 Bedrooms
- Semi Detached
- Newly Refurbished
- Front Aspect Living Room
- Dining Room
- Newly Fitted Kitchen with Breakfast Bar
- Downstairs WC
- Modern Bathroom Suite
- New Flooring
- New Electrics
- New Gas Central Heating
- Driveway
- Large Garden Area
- Garage
- Harrow Weald
- Chain Free



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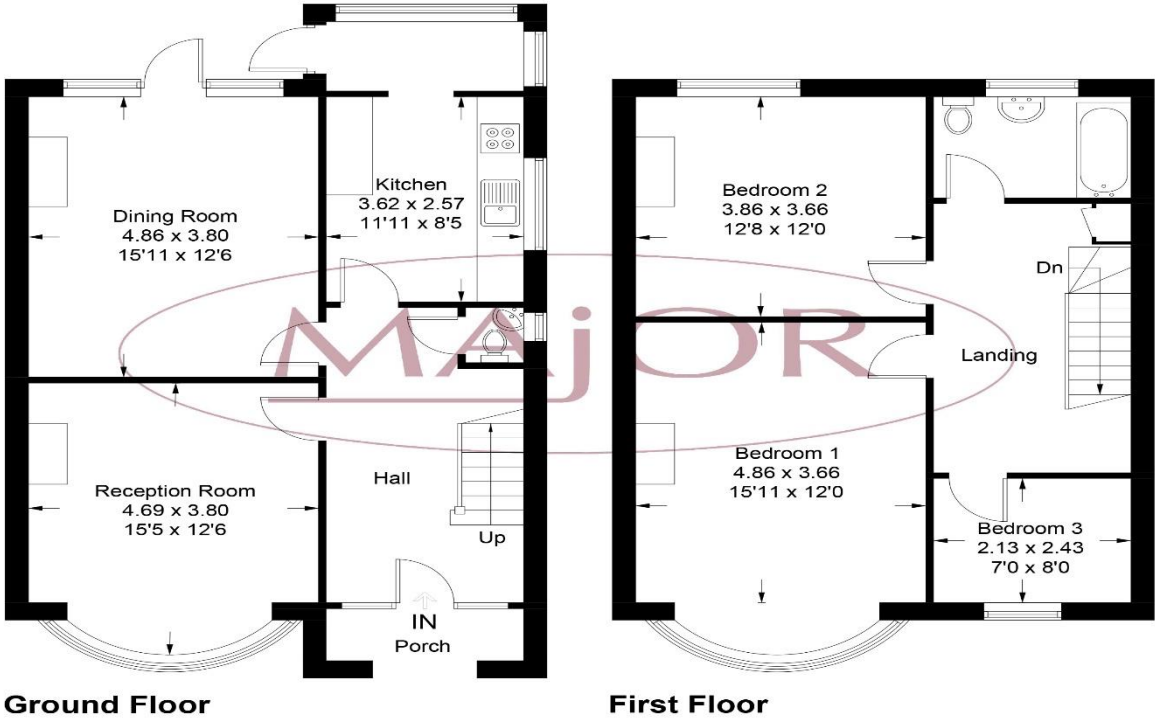


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# Floor Plan

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address:  
College Hill Harrow, HA3



Approximate Gross Internal Area = 119.4 sq m / 1285 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1012587)

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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.

