



ESTATE & LETTINGS AGENTS

Grant Road, Harrow, HA3



FOR SALE - £464,900. FREEHOLD

This refurbished three-bedroom end of terrace family home is situated in a convenient location of Harrow. It is close to schools, Harrow & Wealdstone station, public transport, shopping amenities, and Harrow Leisure Centre. Internal viewing is advised. The property comprises of a spacious through lounge, three bedrooms, a ground floor WC, an extended large fitted kitchen, bathroom & WC, a compact conservatory, a garden with a fully fitted granny annexe flat. There is potential for a loft conversion extension (STPP). This property offers ideal purchase for a young family, or a buy-to-let investor with the property ready to be occupied without any renovations required

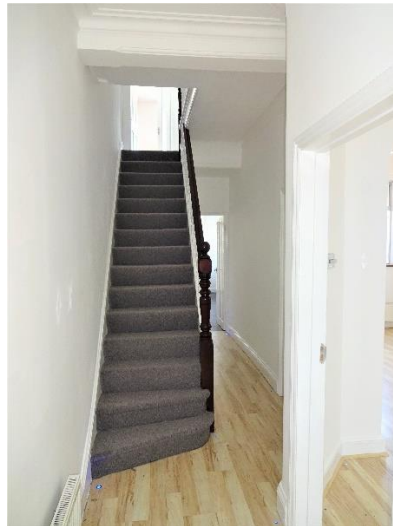
- Good Sized 3 Bed Property
- Three Bedrooms
- G/Floor W.C.
- Spacious Through Lounge
- Fully Extended Fitted Kitchen
- Fully Refurbished
- Viewing Recommended

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The property has recently been fully refurbished and to that end an inspection is highly recommended. The spacious 3-bed property would make an ideal purchase for a first-time buyer, or a buy-to-let investor.

HALLWAY

Door to front aspect, under stairs cupboard, laminate flooring, power points



OPEN PLAN THROUGH LOUNGE

7.74m x 3.38m (25' 4" x 11'11")

An all-white, bright cheerful spacious front aspect lounge and dining room. Bay windows, spot lights, radiator, laminate floor, and power points.



KITCHEN

4.57m x 2.95m (15'00" x 9'08")

Extended fitted kitchen, base units, stainless steel sink, partially tiled, electric oven, gas hob, cooker, washing machine and dishwasher, space for fridge/ freezer, spotlights, window to side aspect, door to utility room.



UTILITY ROOM

2.79m x 3.12m (9' 2" x 10' 3")

Double glazed window to rear aspect, door leading to garden, washing machine, space for tumble dryer, wall mounted central heating boiler, tiled floor, and door leading to cloakroom.



BEDROOM 1

4.90m x 3.30m (16' 1" x 10' 10")

Double glazed window to front aspect, fitted wardrobes, radiator, television point, telephone point.



BEDROOM 2

3.51m x 3.05m (11' 6" x 10")

Double glazed window to rear aspect, fitted wardrobes, radiator, television point, and laminate flooring.



BEDROOM 3

2.95m x 2.92m (9' 8" x 9' 7")

Double glazed window to rear aspect, fitted wardrobes, radiator, television point, and laminate flooring.



BATHROOM

1.83m x 1.63m (6" x 5' 35")

Double glazed window to rear aspect, bath with mixer taps, shower, contemporary glass wash hand basin, low level WC, tiled, extractor fan, shaver point, heated towel rail



FRONT GARDEN

Brick wall border, grass lawn, bedding area with plants, path leading to the front door.

REAR PRIVATE GARDEN

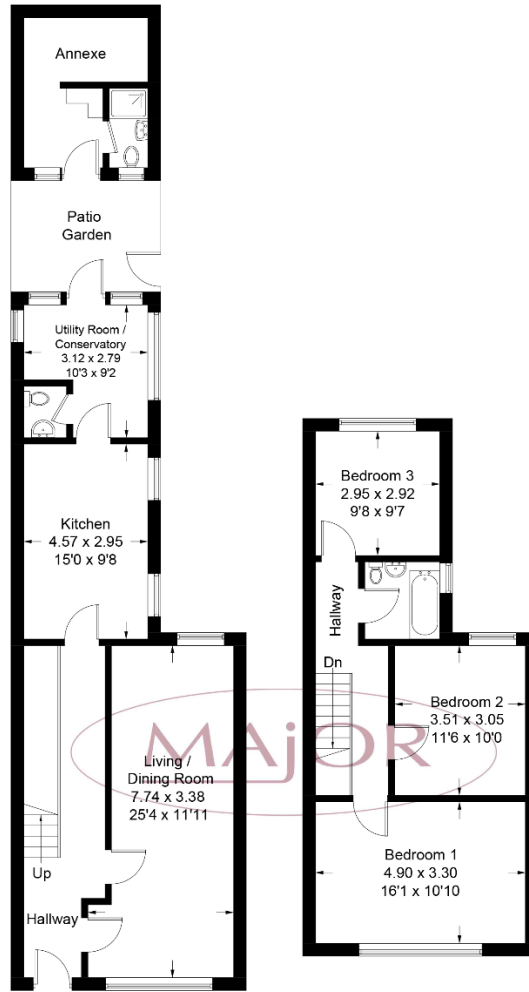
Approximately 20-foot garden at rear and side with access from back door of the utility room and side gate to the street.



There is self-contained studio unit at the rear of the garden with a fitted kitchen and shower and WC.



Floor Plan



Ground Floor

First Floor

Approximate Gross Internal Area = 109.8 sq m / 1182 sq ft
(Excluding Annexe)

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID492586)

EPC:

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92-100) A			Very environmentally friendly - lower CO ₂ emissions (92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	63	74	(65-68) D	57	70
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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Mortgages

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