



ESTATE & LETTINGS AGENTS

Radcliffe Road, Harrow, HA3



## FOR SALE £475,000. FREEHOLD

An end of terrace home in a picturesque tree lined street off Locket Road. This well maintained three-bedroom home with front lounge, dining room, a separate fully fitted kitchen, separate bathroom, W.C. and mature front and rear garden laid to lawn.

The property has excellent potential for upgrade with loft and a rear extension thanks to a large garden (STPP) making this an ideal purchase for an investor, or for a family. The property has had the roof renewed, new boiler installed and new radiators.

- Three bedrooms
- Separate Fitted Kitchen
- Large 74ft (approx) Rear Garden
- Close to Harrow & Wealdstone Station & Bus Links
- Separate Lounge & Dining Room
- Shared Driveway Parking Additional Space Can Be Created.
- Potential to extend (STPP)
- Close to Shopping Amenities & Selection of Schools.

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
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### ENTRANCE

Through UPVC door leading into the hallway.

### HALLWAY

The front aspect hallway consists of carpet flooring, power point plugs, telephone point, storage cupboard under the stairs. Hallway leads to the two reception rooms, the kitchen, garden, and stairs to the first floor.



### LOUNGE RECEPTION:

3.76m x 3.76m (12' 4" x 12' 4")

A bright front aspect lounge with double glazed windows, radiators, carpet flooring, power points.



### RECEPTION - DINING ROOM:

3.56m x 3.45m (11' 8" x 11' 4")

Cheery rear aspect dining reception overlooking the garden with double glazed windows and door leading directly into the garden. The dining room consists of radiator, carpet flooring, power points, TV.



### FITTED KITCHEN:

2.51m x 2.05m (8' 3" x 6' 9")

Rear aspect fitted kitchen with double glazed door, vinyl flooring, plug points, partly tiled kitchen, double drainer sink with double taps, space for an electric or gas cooker, under the counter space for fridge / freezer, washing machine, or a dish washer. Door leading to the rear garden.



## FIRST FLOOR

### **BEDROOM 1:**

3.76m x 3.53m (12' 3" x 11' 7")

Front aspect large double bedroom overlooking the front garden, double glazed window, carpet flooring, power points.



### **BEDROOM 2:**

3.73m x 3.53m (12' 3" x 11' 7")

Rear aspect bright large bedroom overlooking the garden. Double glazed window, carpet flooring, fitted wardrobe, telephone point and power point plugs.



**BEDROOM 3:**

3.10m x 1.98m (10' 2" x 6' 6")

Front aspect single room with double glazed window, carpet flooring and power point plugs.



**BATHROOM:**

1.91m x 1.45m (6' 3" x 4' 9")

Rear aspect bathroom with double glazed window, fully tiled, vinyl flooring, 2-piece suite comprising bath tub, hand-held shower and hand wash basin.



### SEPARATE WC:

Rear aspect WC with double glazed window, safety hand rails, radiator and vinyl flooring.



### FRONT PARKING:

Driveway with parking space for 1 car presently, with potential to enlarge to accommodate 2 cars. There is also on-street parking (with restrictions for only two hours in the day) is also available.

### GARDEN:

Approximately 74 foot. Partly slabbed, with lawn shrubs and garden shed. Scope for a rear extension and loft conversion (STPP).



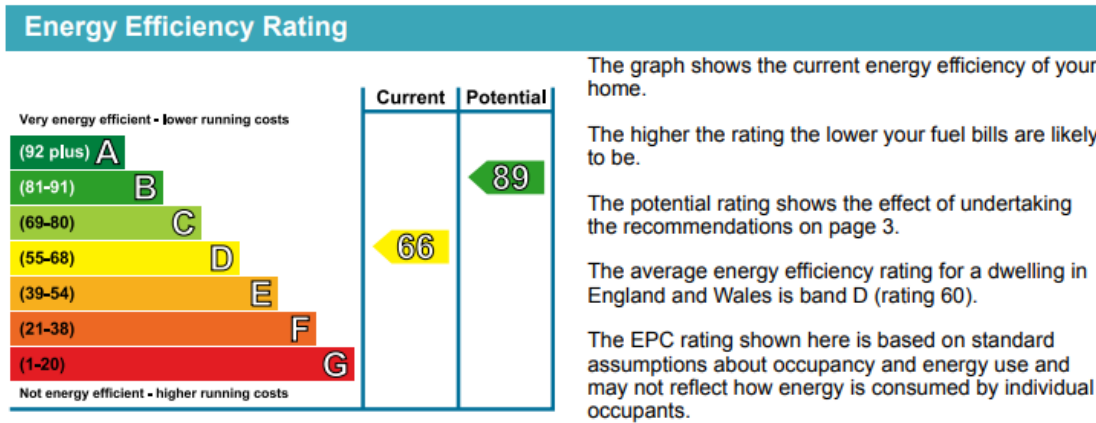
### TENURE:

Freehold

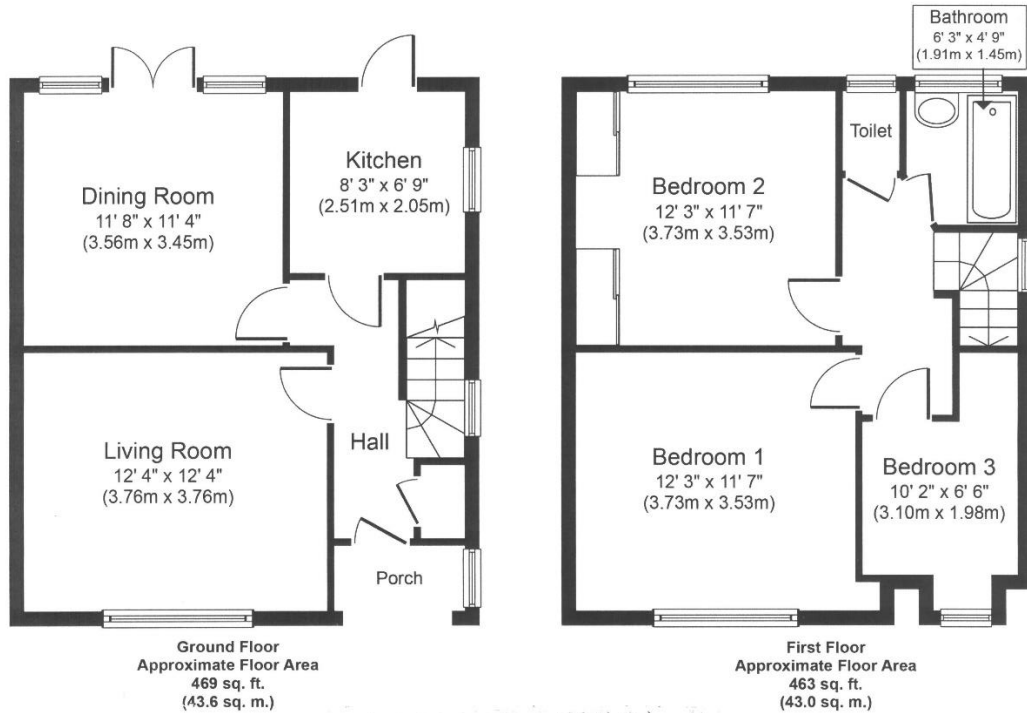
### LOCAL AUTHORITY:

London Borough Harrow

EPC:



FLOOR PLAN:



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#### Disclaimer

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#### Mortgages

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