



ESTATE & LETTINGS AGENTS

Wolseley Road, Harrow, HA3



FOR SALE £340,000. LEASEHOLD

This generously proportioned, fully refurbished 581square foot two-bedroom ground floor maisonette is an ideal first-time buyer or an investor.

The maisonette is originally part of a detached property which has been fully renovated and a has a new lease extension agreement in place. Located ideally on Wolseley Road Harrow, it is within walking distance to Harrow Wealdstone, numerous bus connections, Asda, Iceland various shopping amenities.

This desirable property comprises of two double bedrooms, a spacious open plan living/dining room, a newly fitted separate kitchen and bathroom & W.C. The property also boasts its own private rear garden and off-street parking (with restrictions only for two hours).

- 2 Bedroom Ground Floor
- Fully Refurbished
- Maisonette
- Newly Extended Lease
- Newly Fitted Kitchen and Bathroom
- Short Walk to Harrow & Wealdstone Station

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
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➤ Spacious Lounge/Diner

➤ Private Rear Garden

ENTRANCE:

Independent entrance via a wooden door into the hallway.

HALLWAY:

Side aspect hallway with wooden laminate flooring, leading to bedrooms, bathroom, lounge & kitchen

LOUNGE:

3.84 x 3.00m (12' 6" x 9' 8")

A bright airy and spacious lounge/diner with double glazed UPVC bay windows, radiator, laminate flooring, power point.



KITCHEN:

3.76m x 1.66m (12' 3" x 5' 4")

Newly fitted kitchen with eye level and base units, wall mounted combi gas central heating boiler, integrated gas hob and oven, power pints, stainless steel sink with mixer tap and space for washing machine and fridge freezer.



Bedroom 1:

4.47m x 3.01m (14' 6" x 9' 8")

Rear aspect double bedroom with UPVC double glazed window, laminate flooring, radiators, & power points.



Bedroom 2:

3.41m x 3.04m (11' 2" x 9' 9")

Rear aspect double bedroom with UPVC double glazed windows, radiators, laminate flooring, power points with double door French doors opening to the rear private garden.



BATHROOM:

1.72m x 1.96m (5' 65" x 6' 43")

Newly fitted bathroom with modern 3-piece bathroom suite with bath tub with hand held shower, glass screen, low level W/C, hand wash basin with mixer taps, radiator and UPVC double glazed window.



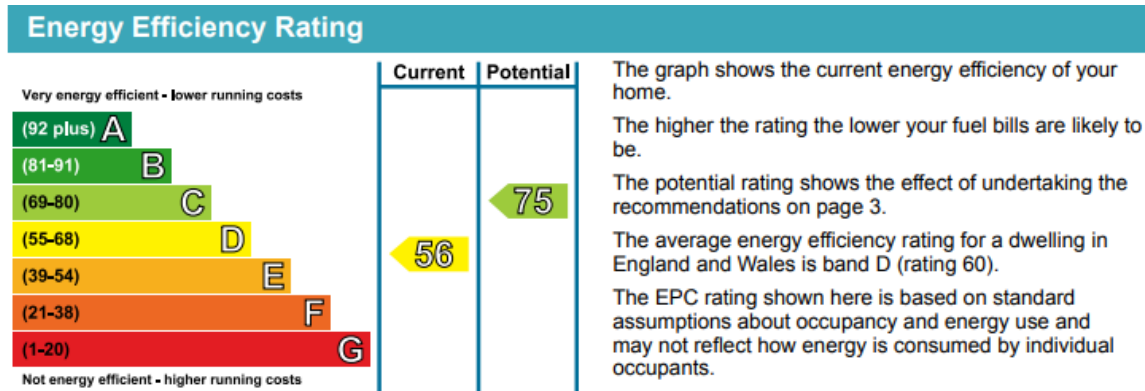
REAR GARDEN:

Approximately 30feet, private garden laid to lawn and surrounding fence.



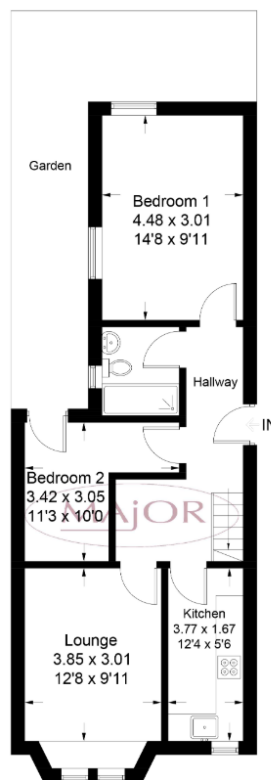
BOROUGH: Borough of Harrow

EPC:



Floorplan:

Floor Plan



Approximate Gross Internal Area = 54.8 sq m / 590 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID528003)

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