



ESTATE & LETTINGS AGENTS

Kingshill Drive Harrow HA3



FOR SALE £584,950 FREEHOLD

This chain free semi-detached home in a picturesque tree lined street makes an ideal home for a growing family, or for a ready to let investment.

The well maintained three-bedroom home comprising of a spacious through lounge and dining room, an extended separate fully fitted kitchen with ample space for a breakfast table area, three bedrooms, family bathroom, and an idyllic large rear garden laid to lawn, and off-street parking to the front.

The property has excellent potential for upgrade with loft and a rear extension thanks to a large garden (STPP).

- Three Bedrooms
- Chain Free
- Rear Private Garden (90'approx)
- Family Bathroom
- Through Lounge & Diner
- Own Driveway
- 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 double glazed door leading into the hallway.

HALLWAY

4.53m(14'.86") x 1.813m(5'.95")

The front aspect hallway consists of laminated flooring, power point, storage cupboard under the stairs. Hallway leads to through lounge, kitchen, garden, and stairs to the first floor.



THROUGH LOUNGE:

8.61m(28'.26") x 3.86m(12'.66")

A bright through lounge with front aspect double glazed bay windows, radiator, wooden flooring, power points, television point, phone point and power points.



FITTED KITCHEN:

4.753m(15'59") x 3m (9'85")

Fitted Kitchen with wall and base units including rear aspect double glazed windows, gas cooker fitted with oven and extractor fan, stainless steel sink fitted with mixer tap, Laminated flooring, power point, part tiled walls and door leading to the rear garden.



UTILITY AREA:

2.71m(8'10") x 1.64m(5'39")

Side aspect double glazed window, radiator, laminated flooring, power point, space for Washing machine, fridge freezer and tumble dryer.



FIRST FLOOR

BEDROOM 1:

4.774m(15'66") x 3.452m (11'.33")

Front side double bedroom, Front aspect double glazed bay window, carpet flooring, fitted wardrobe, radiator, power points and telephone point.



BEDROOM 2:

3.867m(12'.8") x 2.7787m(9'.11")

Rear aspect double glazed windows overlooking the garden, fitted wardrobe, carpet flooring, radiator and power point.



Bedroom 3:

2.29m(7'.54") x 2.11m(6'92")

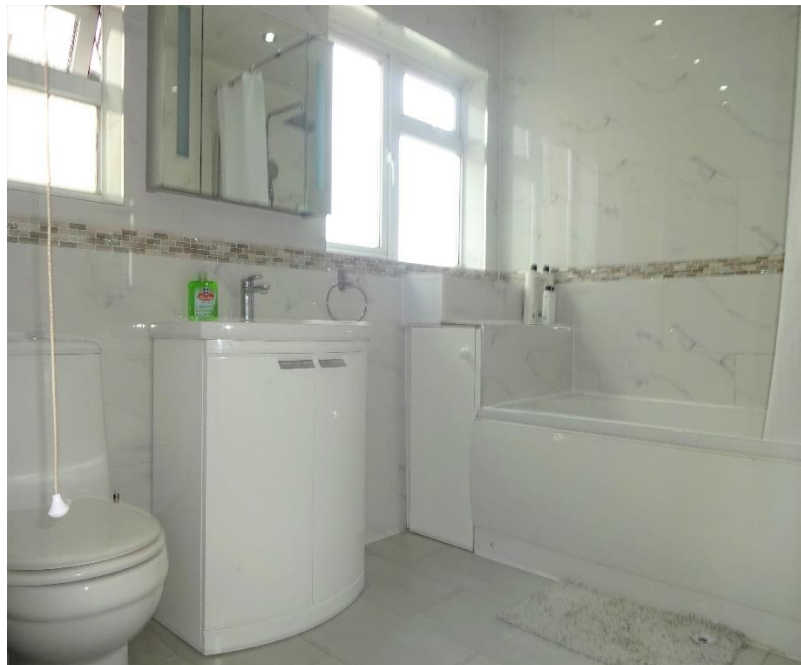
Front aspect glazed window, radiator, carpet flooring and power point.



BATHROOM:

2.665m(8'.74") x 2.085m(6'84")

Rear aspect double glazed windows, tiled walls, tiled flooring, 3 Piece white suite comprising bath tub with mixer tap, hand wash basin with mixer tap low level WC and towel rail. Sink with Vanity unit pedestal.



DOWNSTAIRS WC:

Side aspect double glazed window, Low level WC, hand wash basin with mixer tap, tiled flooring and tiled walls.



GARDEN:

Approximately 90-foot garden with lawn shrubs and garage. Scope for a rear extension and loft conversion (STPP).



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.

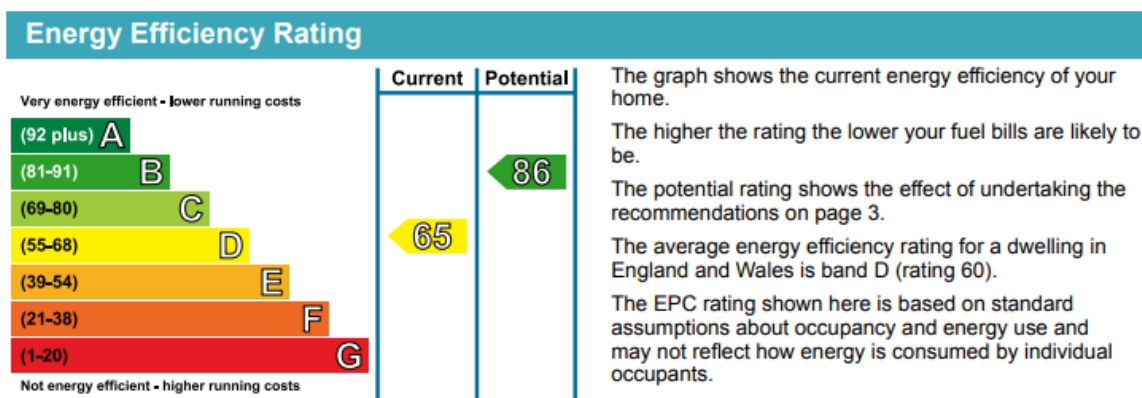
TENURE:

Freehold

LOCAL AUTHORITY:

London Borough Harrow

EPC:



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.

Mortgages

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