



ESTATE & LETTINGS AGENTS

## Montrose Road, Harrow, HA3.



### FOR SALE £435,000 - FREEHOLD

An immaculate condition split level three-bedroom maisonette townhouse nestled away in Wealdstone which makes this an ideal purchase for a first-time buyer or an investor.

This bright, spacious, well-maintained two-story townhouse comprises of a large fully fitted kitchen/diner, W.C., utility cupboard, shower & W.C. on the ground floor. The first floor boasts a spacious lounge, a double bedroom and a family bathroom/W.C & three large storage cupboards. At the second-floor level, there are two spacious double bedrooms and additional storage cupboards. The property is fully double glazed and benefits from gas central heating.

The property has the additional benefit of a large garden, garage, and a driveway to park one car. The property is conveniently located a short walk away from the shopping amenities on the High Street, local transport and Harrow & Wealdstone station.

- Split Level Town House
- Three Double Bedrooms
- Spacious Kitchen & Diner
- Immaculate Condition
- Two Bathrooms & W.C.
- Garden & Garage

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### MAIN ENTRANCE:

Double glazed door leading to the hallway into a split-level maisonette.

### HALLWAY:

Front aspect hallway with laminated floor leading to a shower & W.C., garage entrance, kitchen / dining room, utility cupboard and carpeted stairs leading to the first and second floor.

### KITCHEN

4.22m x 3.25m (13' 8" x 10' 6")

Fully fitted kitchen with range of matching eye level wall and base units, integrated oven and gas hob. Space for fridge freezer, dish washer, mixer tap stainless steel sink, radiator, power points and double-glazed window. Double glazed windows and rear door leading to the garden.



### SHOWER ROOM:

Ground floor shower walk-in shower cubicle with glass sliding doors, low level W.C. unit sink with mixer taps, tiled walls, radiator.

### GROUND FLOOR W.C.

Front aspect ground floor cloakroom with mixer tap basin.

### UTILITY CUPBOARD:

Storage cupboard houses washing machine.

## 1<sup>st</sup> FLOOR:

### OPEN PLAN LOUNGE

4.29m x 3.47m (13' 8" x 11")

Bright, spacious, rear aspect open plan lounge, double glazed windows. This well-maintained lounge has laminate flooring, radiators, power points, telephone and TV point.



### BEDROOM 3:

3.21m x 2.17m (11' 5" x 7' 1")

Front aspect double bedroom with fitted wardrobes, double glazed windows, radiator, laminated floor, and power points.



### FAMILY BATHROOM:

1.96m x 1.91m (6' 4" x 6' 2")

Fully tiled bathroom with modern 3-piece bathroom suite with bathtub with mixer taps, hand-held shower, half glass screen, low level W/C, vanity hand wash basin, a chrome heated towel radiator and double-glazed window.

## 2<sup>nd</sup> FLOOR:

### BEDROOM 1:

3.59m x 3.49m (11' 7" x 11' 4")

A bright spacious rear aspect double bedroom with full length fitted wardrobes, double glazed windows, radiator, laminated floor, T.V. and power points.



### BEDROOM 2:

3.55m x 3.43m (11' 6" x 11' 2")

Front aspect double bedroom with full length fitted wardrobes, double glazed windows, radiator, laminated floor, and power points.



### STORAGE CUPBOARDS:

Large storage cupboards in the hallway.

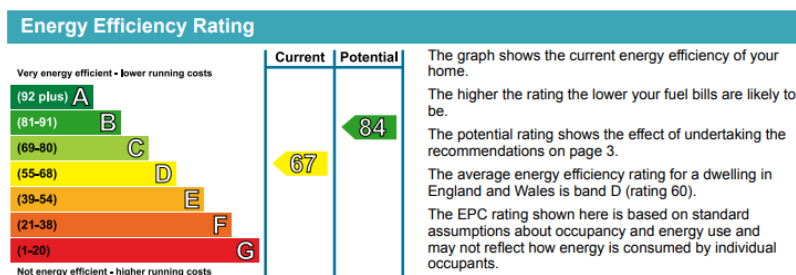
## GARDEN:

Rear garden laid to lawn.



**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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