



*ESTATE & LETTINGS AGENTS*

Herga Road, Harrow, HA3



**FOR SALE £439,950 FREEHOLD**

Major estate Agents bring to the market a recently refurbished 3 bedroom mid terrace house. The property has been recently refurbished and offers the chance to make this a perfect first home or buy to let investment. The property benefits from gas central heating, double glazed windows and private garden. Briefly comprising of front reception room, kitchen/diner, modern bathroom and 3 double bedrooms.

Located only a few minutes' walk away from Harrow and Wealdstone station and Wealdstone High Street. Also close by is Harrow leisure centre. Chain Free and viewing advised.

- Three Double Bedrooms
- Chain Free
- Rear Private Garden
- Gas Central Heating
- Fitted Kitchen/Diner
- Recently Refurbished

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
T: 020 8424 8686 ~ E: [sales@majorestate.com](mailto:sales@majorestate.com) ~ [www.majorestate.com](http://www.majorestate.com)

➤ Modern Bathroom

➤ Close to shopping amenities & Harrow & Wealdstone Station

### ENTRANCE

Through wooden door leading into the hallway.

### HALLWAY

Radiator, Laminated wood flooring, leading to reception room and kitchen.



### RECEPTION ROOM:

3.86m(12' 67") x 3.39m(11' 13")

Double glazed window to front window, radiator, laminated wood flooring, feature fire place, power points, TV point and telephone point.



**FITTED KITCHEN:**

3.79m(12'46") x 3.62m (11'90")

Fitted Kitchen with units to eye and base level, stainless steel sink fitted with mixer tap, laminated wood flooring, hob with oven below and extractor above, power point's, partly tiled walls and door to rear lobby.



**Lobby:**

Side aspect double glazed UPVC door to garden, under stairs storage cupboard, door to bathroom.

**BATHROOM:**

Side aspect frosted windows, partly tiled walls, tiled flooring, 3 Piece white suite comprising bathtub with mixer tap, hand wash basin with mixer tap, low level WC, radiator, wall mounted boiler, plumbing for washing machine and extractor fan.



## FIRST FLOOR

### **BEDROOM 1:**

4.43m(14'56") x 3.28m (10' 77")

Double glazed window to front aspect, radiator, laminated wood flooring and power points.



### **BEDROOM 2:**

3.70m(12'15") x 2.78m(9'15")

Double glazed window to rear aspect, radiator, laminated wood flooring and power points.





**Bedroom 3:**

3.08m(10'13") x 2.64m(8'6")

Double glazed window to rear aspect, radiator, laminated wood flooring and power points.



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**GARDEN:**

Approximately 40-foot garden with paved area with rest laid to lawn.





Approximate Gross Internal Area = 91.5 sq m / 985 sq ft

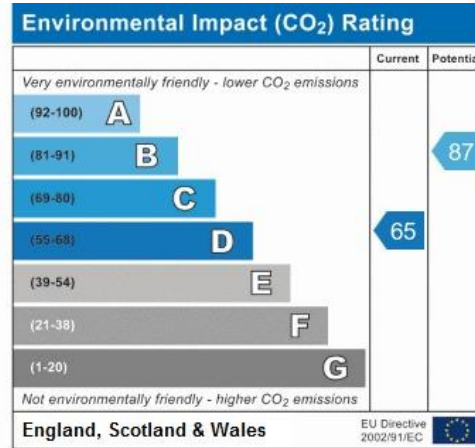
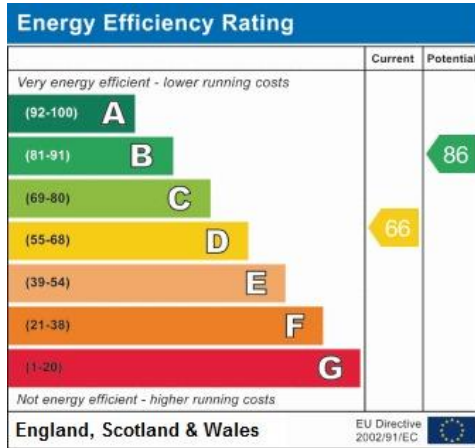
Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID643648)

**TENURE:**  
Freehold

**LOCAL AUTHORITY:**  
London Borough Harrow

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**EPC:**



Address:  
Herga Road, HA3

**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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