



ESTATE & LETTINGS AGENTS

Belmont Road, Harrow, HA3



FOR SALE £449,950 FREEHOLD

Calling all those who would like to put their own stamp on a lovely family home. Offered for sale is this 3 bedroom mid terrace property located moments from Byron Park and within catchment to local highly rated primary and secondary schools. The property could do with modernising and has been priced to sell. Benefitting from double glazed windows, gas central heating, 2 reception rooms, 'L' shaped kitchen and private rear garden.

This family home is close to Harrow and Wealdstone Station (Bakerloo Line and Overground) and Wealdstone High Street. For those looking to stay fit Harrow Leisure Centre is a 10 minute walk away.

- Three Bedrooms
- Chain Free
- Rear Private Garden
- Needs Modernising
- Gas Central Heating
- 'L' Shaped Kitchen
- Near Byron Park
- Close to shopping amenities & Harrow & Wealdstone Station

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

Entrance:

Through wooden door with glazing leading into the hallway.

Hallway:

Radiator, carpeted flooring, leading to front/rear reception and kitchen.



Front Reception:

4.18m (13' 71") x 3.26m (10' 70")

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





Rear Reception:

3.67m (12' 06") x 3.55m (11' 65")

Carpeted flooring, radiator, power points, storage cupboard and arch to kitchen.



Fitted Kitchen 'L' Shaped:

4.92m (16' 46") x 1.99m (6' 55") x 4.35m (14' 27") x 2.02m (6' 63")

Fitted Kitchen with units to eye and base level, work top surfaces, stainless steel sink fitted with separate taps, vinyl flooring, partly tiles walls, fitted gas hob with extractor above, fitted oven, plumbing for washing machine, wall mounted boiler and double glazed door to garden.



Bathroom:

2.30m (7' 57") x 2.09m (6' 86")

Carpeted flooring, wooden enclosed bath tub with separate taps, shower enclosure, low level WC, sink with taps and fully tiled walls.



First Floor:

Bedroom 1:

4.35m (14' 28") x 3.39m (11' 15")

Double glazed window to front aspect, radiator, carpeted flooring, power points and storage cupboard.





Bedroom 2:

3.7m (12' 35") x 2.52m (8' 28")

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





Bedroom 3:

2.38m (7' 83") x 2.10m (6' 92")

Double glazed window to rear aspect, radiator, carpeted flooring, access to loft and power points.

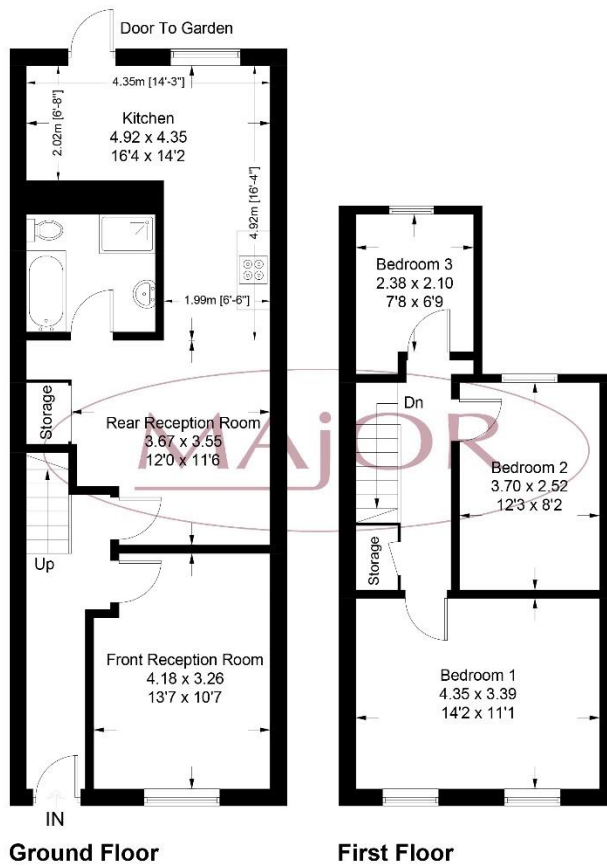


Garden:

Approximately 50-foot garden with paved area with rest laid to lawn.



Floor Plan



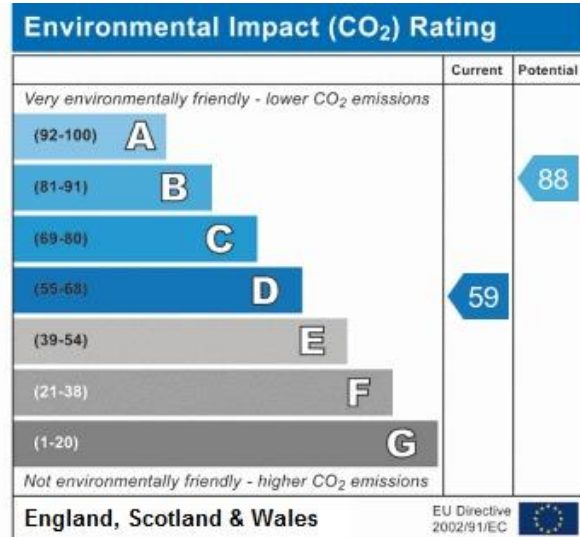
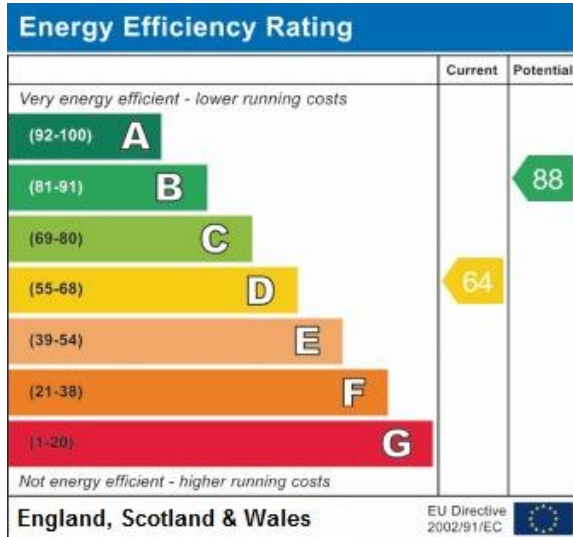
Approximate Gross Internal Area = 94.2 sq m / 1014 sq ft
Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID649268)

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Tenure:
Freehold

Local Authority:
London Borough Harrow

EPC:



Address:
Belmont 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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