



ESTATE & LETTINGS AGENTS

Boxtree Lane, Harrow, HA3



FOR SALE £484,950 FREEHOLD

Major Estates are pleased to offer for sale this 3 bedroom semi-detached house which has been recently renovated. The property has light living accommodation throughout and is located within catchment of various 'Outstanding' rated primary and secondary schools.

The property benefits from 2 reception rooms, fitted kitchen, conservatory, 3 bedrooms and modern bathroom. There is rear garden and to the front is own drive with off street parking.

- Semi-Detached
- Currently Let
- 2 Reception Rooms
- 3 Bedrooms
- Off Street Parking
- Garden

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

ENTRANCE:

Sliding door into porch, wooden door to hallway.

HALLWAY:

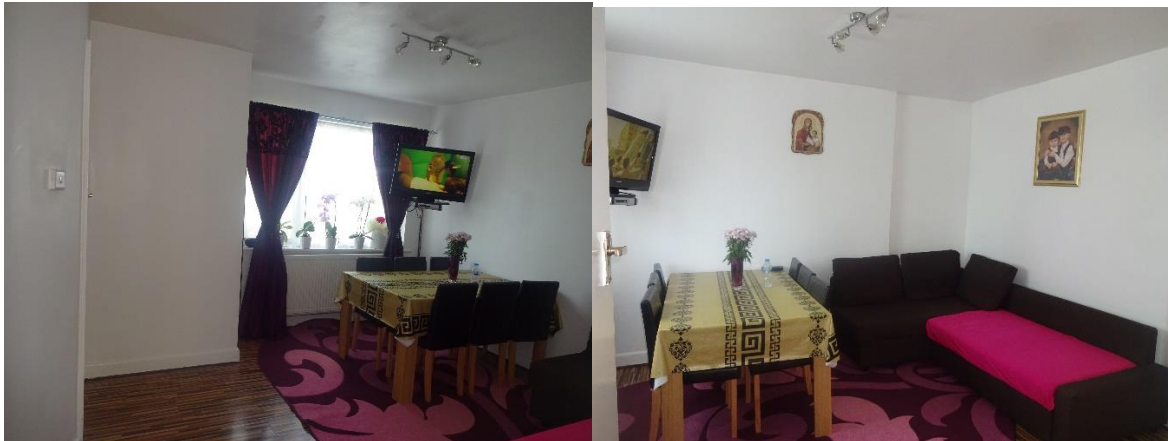
Laminated wood flooring and radiator.



FRONT RECEPTION:

3.90m x 3.83m (12' 80" x 12' 57")

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



REAR RECEPTION:

3.42m x 2.83m (11' 22" x 9' 28")

Laminated wood flooring, double glazed door to conservatory.

KITCHEN:

3.07m x 1.72m (10' 08" x 5' 67")

Double glazed window to rear aspect, tiled flooring, electric hob with oven below and extractor above, storage cupboard housing boiler, units to eye and base level, work top surfaces, door to conservatory.



CONSERVATORY:

4.57 m x 2.45m (15' 02" x 8' 04")

Double glazed windows to rear and side aspect, laminated wood flooring, work top surface, stainless steel sink unit with mixer tap, integrated washing machine.



FIRST FLOOR:

BEDROOM 1:

3.76m x 2.80m (12' 36" x 9' 19")

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

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BEDROOM 2:

3.33m x 2.79m (10' 93" x 9' 16")

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



BEDROOM 3:

2.04m x 1.81m (6' 70" x 5' 94")

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

BATHROOM:

1.77m x 1.75m (5' 84" x 5' 74")

Double glazed window to rear aspect, tiled flooring, heated towel rail, low level WC, hand wash basin with mixer tap, panel enclosed bath with mixer tap.



REAR GARDEN:

Paved area with rest mainly laid to lawn.



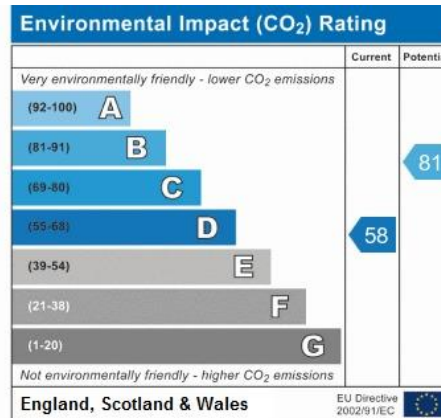
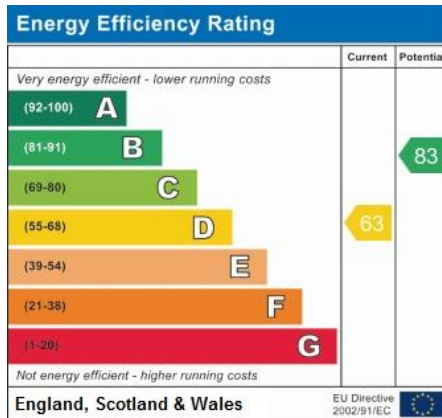
TENURE:

Freehold

LOCAL AUTHORITY:

Harrow

EPC:



Address:
Boxtree lane, 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

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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. Life assurance may be required. Written quotations available.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.



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