



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

Graham Road

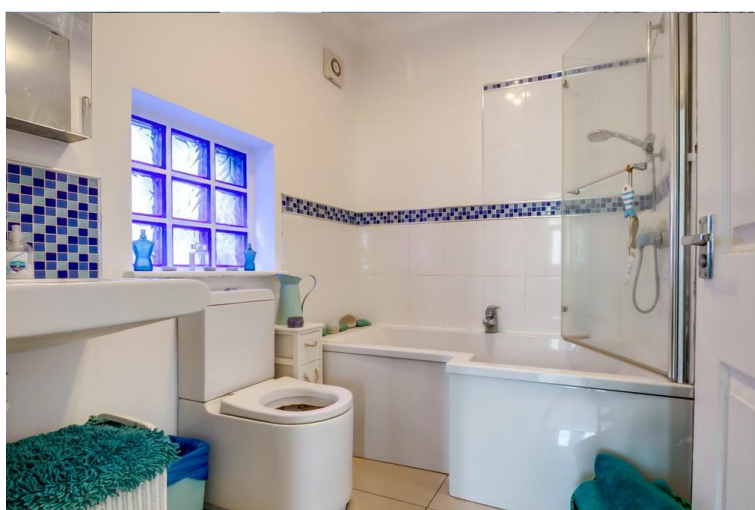
Harrow Weald HA3 5RP

- Sizable semi detached house
- Currently laid out as two flats
- Planning granted in 2007 for conversion
- Gas central heating and Double glazed windows

Guide Price £600,000 to £625,000

EPC Rating '56'





Property Description

A sizable semi detached house which is currently laid out as two flats in line with planning that was granted in 2007 under ref:-P/4265/07 but never fully completed. The house is therefore suitable to a number of different buyers. 1. For those looking for a larger than average house in the area. 2. A buy to let investor looking for a good rental return and 3. A developer looking to complete the project and possibly create additional accommodation. The property is in good order and benefits from gas central heating, double glazed windows and is well positioned for shopping and transport facilities in the surrounding area..

GROUND FLOOR

ENTRANCE HALL

LOUNGE 13' x 10' 4" (3.96m x 3.15m)

KITCHEN 11' 1" x 8' 10" (3.38m x 2.69m)



BEDROOM I 13' 3" x 13' (4.04m x 3.96m)

BEDROOM II 8' 10" x 7' 5" (2.69m x 2.26m)

BATHROOM

SECOND FLOOR

LANDING

LOUNGE/DINER/KITCHEN 19' 5" x 10' 8" (5.92m x 3.25m)

BEDROOM I 11' 11" x 10' 7" (3.63m x 3.23m)

BEDROOM II 8' 9" x 7' 9" (2.67m x 2.36m)

BATHROOM

SECOND FLOOR LANDING

BEDROOM III 12' 4" x 10' 11" (3.76m x 3.33m)

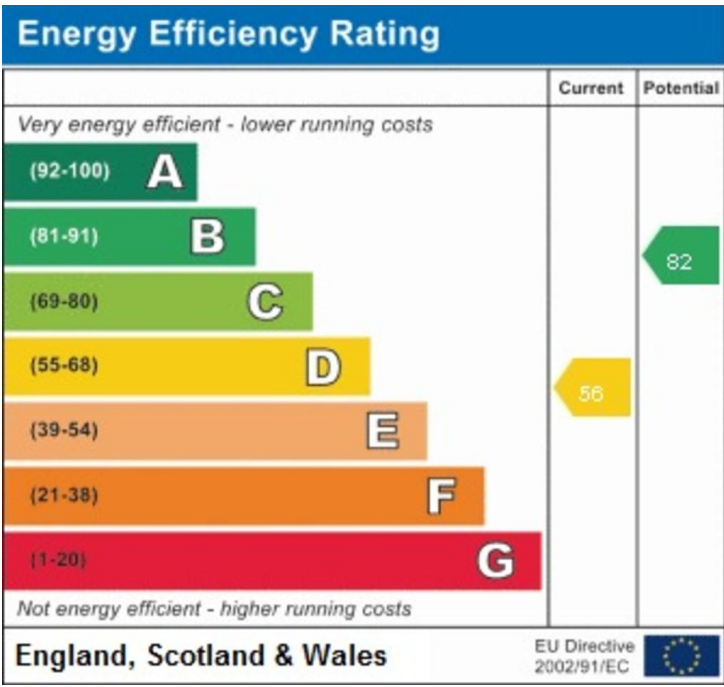
GENERAL INFORMATION

FRONT GARDEN

REAR GARDEN







**GRAHAM ROAD
HARROW WEALD HA3**



APPROX. GROSS INTERNAL FLOOR AREA 1295.00 SQ. FT / 120.31 SQ. M

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