



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Mepham Gardens

Harrow Weald HA3 6QS

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- Three bedroom BISF constructed house
- Gas central heating and replacement windows
- Favoured location close to facilities

Offers In Excess Of **£400,000**

EPC Rating 'TBC'





Property Description

Guide Price £425,000 to £450,000. BUY TO LET INVESTMENT CURRENTLY ACHIEVING £1750 PER MONTH. A WELL PRESENTED THREE BEDROOM SEMI DETACHED EX-LOCAL AUTHORITY "BISF" TYPE HOUSE located on a popular residential road within easy reach of facilities. The property comes to the market in good order throughout and benefits from a replacement roof, replacement windows, gas fired central heating and the usual generous room sizes for a property of this type in the area including a third bedroom of 9'2 x 8'9. 70ft rear garden with useful outhouse store.

The accommodation with approximate room sizes is arranged as follows:--

Entrance Hall

Radiator. Understairs storage recess.

Lounge 13'11 x 12'2. (4.24m x 3.71m). Window to front aspect. Radiator.



-Dining Room 10'5 x 8'9. (3.18m x 2.57m). Window to rear aspect. Radiator.

Kitchen 10'5 x 8'9. (3.18m x 2.57m). Fitted with a range of eye and base level with work surfaces to compliment. Single drainer sink unit. Plumbed for washing machine. Electric cooker point. Window to rear aspect. Door to side aspect and garden.

First Floor Landing Access to loft space. Window to side aspect.

Bedroom I 12'2 x 11'0 (3.71m x 3.61m). Window to front aspect. Radiator. Built in cupboard housing hot water tank.

Bedroom II 13'6 x 9'2 (4.12m x 2.79m). Window to rear aspect. Radiator. Built in storage cupboard.

-Bedroom III 9'2 x 8'9 (2.79m x 2.67m) Window to front aspect. Radiator.

Bathroom Panelled bath. Pedestal wash hand basin. Low level WC. Part tiled walls. Window to rear aspect. Radiator.

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General Information

Front Garden Path to front door. Areas of bedding.

-Rear Garden Approximately 70ft in length. Area of lawn with borders. Garden shed. Side access gate.

Tenure

Freehold.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements