



HINTON & DOWNES  
residential

SALES, LETTINGS & MANAGEMENT

Sefton Avenue

Harrow Weald HA3 5JP

- Two bedroom ground floor maisonette
- Offered for sale in very good order throughout
- Gas central heating and double glazed windows

£329,950

EPC Rating 'TBC'





## Property Description

A TWO BEDROOM GROUND FLOOR EX-LOCAL AUTHORITY PURPOSE BUILT MAISONETTE well positioned for local shopping and transport facilities in the Harrow Weald area. The property is offered for sale in good condition and benefits from gas fired central heating, double glazed windows, two double bedrooms and own rear garden. Modern kitchen and bathroom. No Upper Chain is to be offered, and as such, an internal inspection comes highly advised.

The accommodation with approximate room sizes is arranged as follows:

Own Entrance    Own front door to entrance hall.

Entrance Hall    Two storage cupboards. Radiator. Doors to all rooms. Door to:-

Lounge    15' x 12'1. (4.57m x 3.68m). Double glazed window to front aspect. Radiator. Wall mounted fire with wood surround.



Kitchen 11'5 x 10'3. (3.48m x 3.12m). Fitted with eye and base level units with work surfaces to compliment. Double drainer sink unit with mixer taps. Recess for gas cooker. Plumbed for washing machine. Space for fridge/freezer. Part tiled walls. Fitted cupboard housing wall mounted boiler. Double glazed windows to both side and rear aspects. Door to rear aspect and garden.

Bedroom I 12'2 x 9'5. (3.71m x 2.87m). Double glazed window to rear aspect. Radiator. Full range of fitted wardrobes.

Bedroom II 11'11 x 11'4. (3.63m x 3.45m). Double glazed window to front aspect. NO RADIATOR. Built in storage cupboard.



Bathroom Panelled bath. Pedestal hand wash basin. Low level WC. Double glazed window to rear aspect. Radiator.

#### General Information

Rear Garden Approximately 65ft in length. Lawn and borders. Garden shed

Tenure Leasehold :- 125 years from 1982.

Service Charges Awaiting confirmation.



%epcGraph\_c\_1\_325%

399 High Road  
Harrow  
Middlesex  
HA3 6EL

[www.hintonanddownes.co.uk](http://www.hintonanddownes.co.uk)  
[sales@hintonanddownes.com](mailto:sales@hintonanddownes.com)  
0208 861 1066

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