



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

Temsford Close

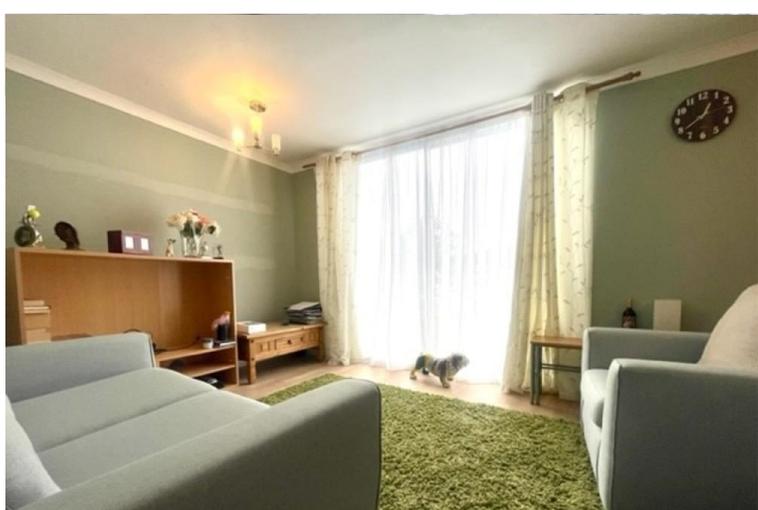
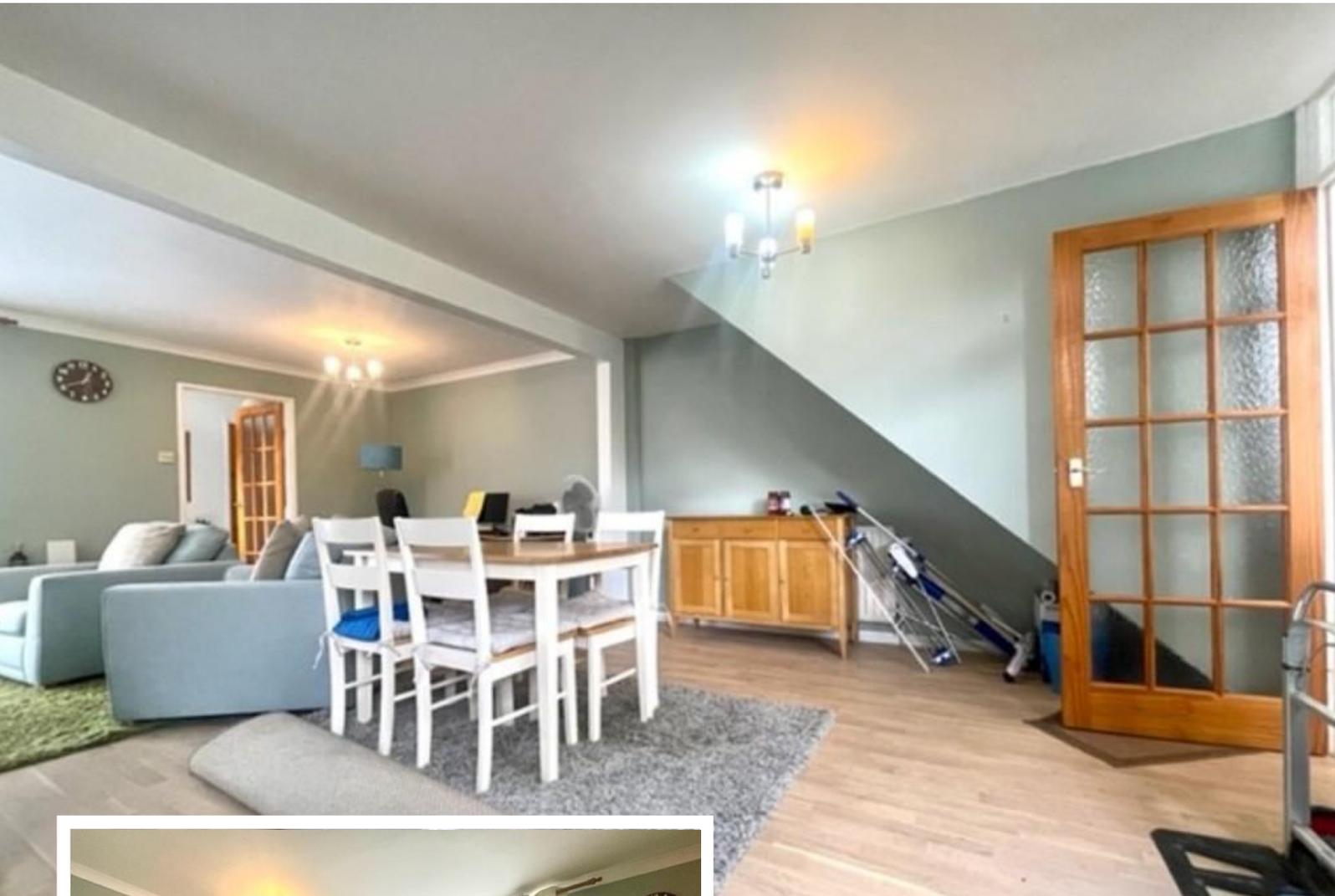
North Harrow HA2 6LB

- CASH BUYERS ONLY DUE TO TIMBER FRAMED CONSTRUCTION.
- Three bedroom terraced house
- Garage with its own driveway
- Offered for sale in good order

Guide Price £350,000

EPC Rating '72'





Property Description

CASH BUYERS ONLY DUE TO TIMBER FRAMED CONSTRUCTION.

A three bedroom "RESIFORM" terraced house with garage and own driveway well positioned for shopping and transport facilities in the surrounding area. The property is offered for sale in good order with gas fired central heating, double glazed windows, a modern fitted kitchen and the aforementioned garage with own driveway. Additional benefits include a ground floor guests doakroom, three good sized bedrooms and No Upper Chain. Great Buy to Let investment with anticipated rental of around £1750 per month.

Lounge:20' x 9' 11

Kitchen / Diner:19' x 11' 10

Cloakroom

Stairs & Landing with access to loft



Bathroom

Bedroom 1:11' 3 x 10'

Bedroom 2:11' 8 x 10' 7

Bedroom 3:10' x 6' 2

Front and Rear Gardens

Garage with its own driveway

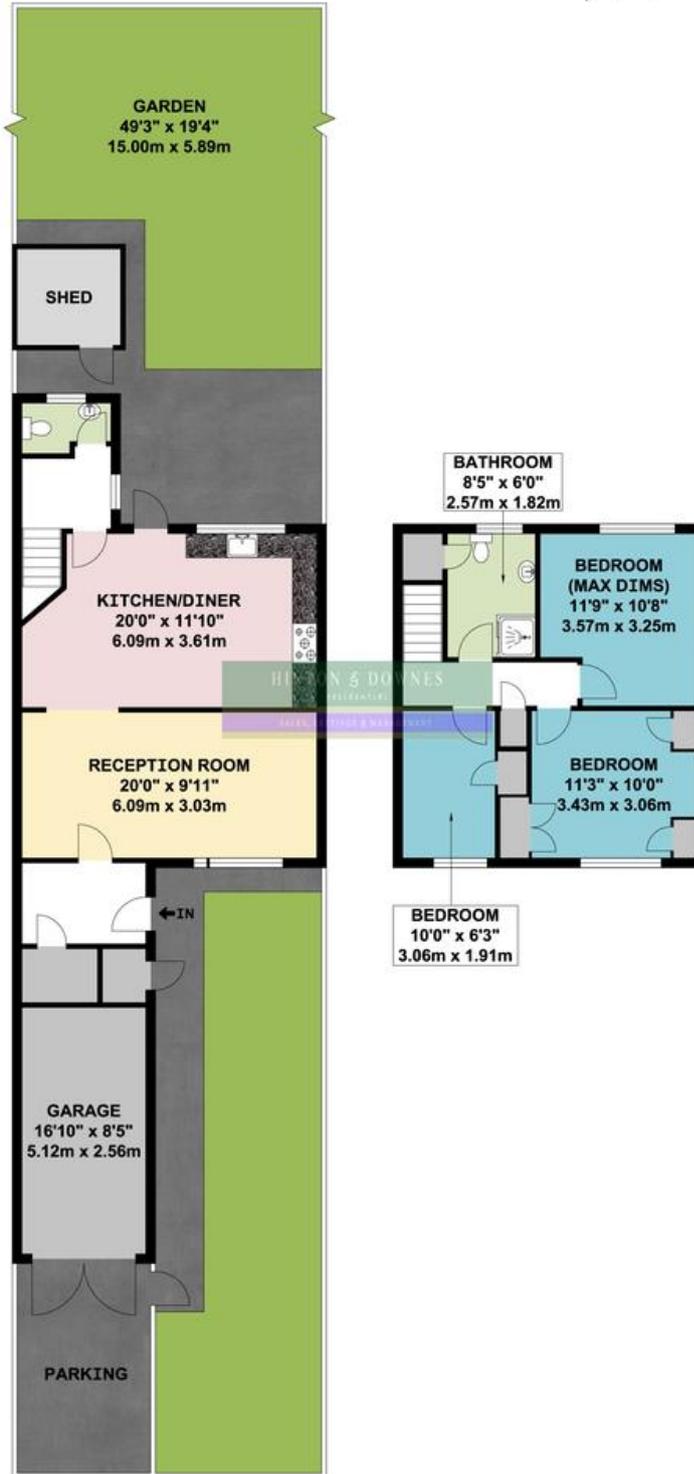




Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

TEMSFORD CLOSE
NORTH HARROW HA2



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1019.88 SQ. FT / 94.75 SQ. M
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1160.88 SQ. FT / 107.85 SQ. M
 WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE,
 MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY
 IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY
 AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.
 FLOOR PLANS ARE NOT DONE TO "SCALE".

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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