




Andrew Pearce
PINNER

SUSSEX ROAD, HARROW, MIDDLESEX, HA1 4LU £535,000



A classic, three bedroom Victorian family home, constructed during the late 1800's, retaining many of the character features of the period.

The property occupies a quiet position in the 'County Roads' area of Old Harrow, with walking distance of the shopping and transport amenities at Central Harrow.

The accommodation comprises: Entrance hallway, a front aspect bay fronted living room, a separate dining room to the rear and completing the ground floor is a good size kitchen, leading through to a garden room / conservatory.

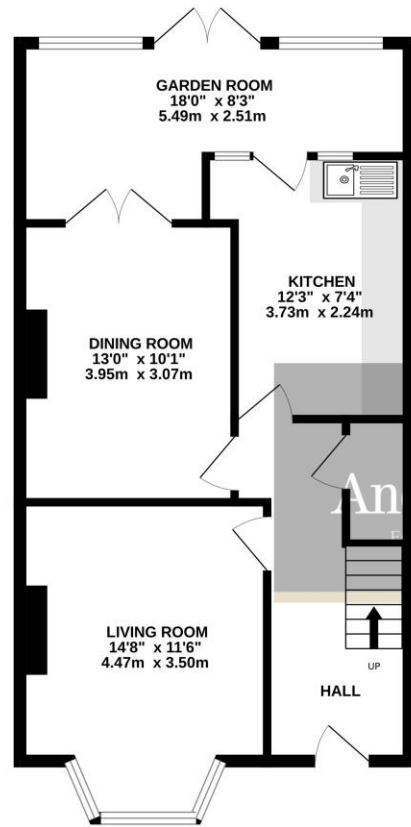
To the first floor, the landing leads through to the main front aspect double bedroom with fitted wardrobes, a second double bedroom to the rear with original built in wardrobes and a good size third bedroom to the rear. The family bathroom completes the overall layout.

Outside, the compact front garden is paved with a brick wall boundary. To the rear, the south west facing garden extends to 75 ft in length and is lawned with fenced boundaries. It is worth noting that the original roof has been replaced and is in good order, however, the property would benefit from general modernisation throughout and would suit those seeking a project to enhance and extend to their own specifications

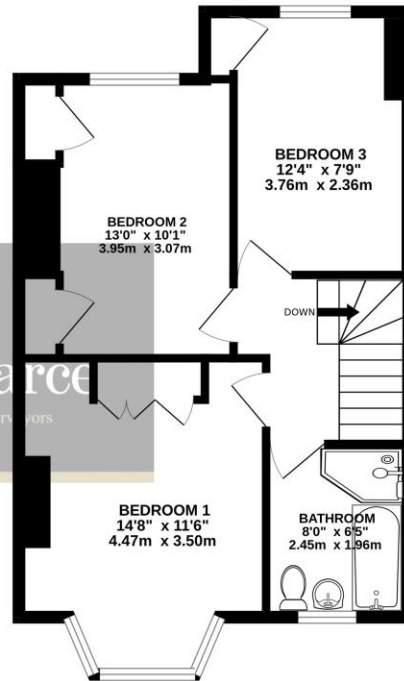


Sussex Road forms part of the area known as the 'County Roads' and for many years, the location has remained in high demand, given its quiet, yet convenient location close to Harrow Town Centre

GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



SUSSEX ROAD, HARROW, HA1 4LU

TOTAL FLOOR AREA : 1089 sq.ft. (101.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



