



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

Byron Road

Wealdstone, Harrow HA3 7SY

- Two bedroom terraced house with useable loft room
- Two bathroom
- Good condition
- Large rear garden

Asking Price Of **£499,950**

EPC Rating '56'





Property Description

A well presented TWO DOUBLE BEDROOM HOUSE WITH USABLE LOFT SPACE ideally located for access to Harrow and Wealdstone Station (London Overground and Bakerloo line) and local amenities. The property comprises; a spacious front reception room with bay window, a second reception room with space to dine leading onto the fitted kitchen with access to a downstairs shower room. Upstairs there are two large double bedrooms, a family bathroom with bath and overhead shower attachment and access to the large loft room. The property has a large private rear garden with a summer house and is offered in good condition throughout. Internal inspection strongly advised.

RECEPTION ROOM 1 13' 5" x 10' 9" (4.1m x 3.3m)

RECEPTION ROOM 2 14' 1" x 11' 5" (4.3m x 3.5m)

KITCHEN 12' 1" x 8' 2" (3.7m x 2.5m)

DOWNSTAIRS SHOWER ROOM 8' 2" x 4' 3" (2.5m x 1.3m)





BEDROOM ONE 14' 1" x 11' 9" (4.3m x 3.6m)

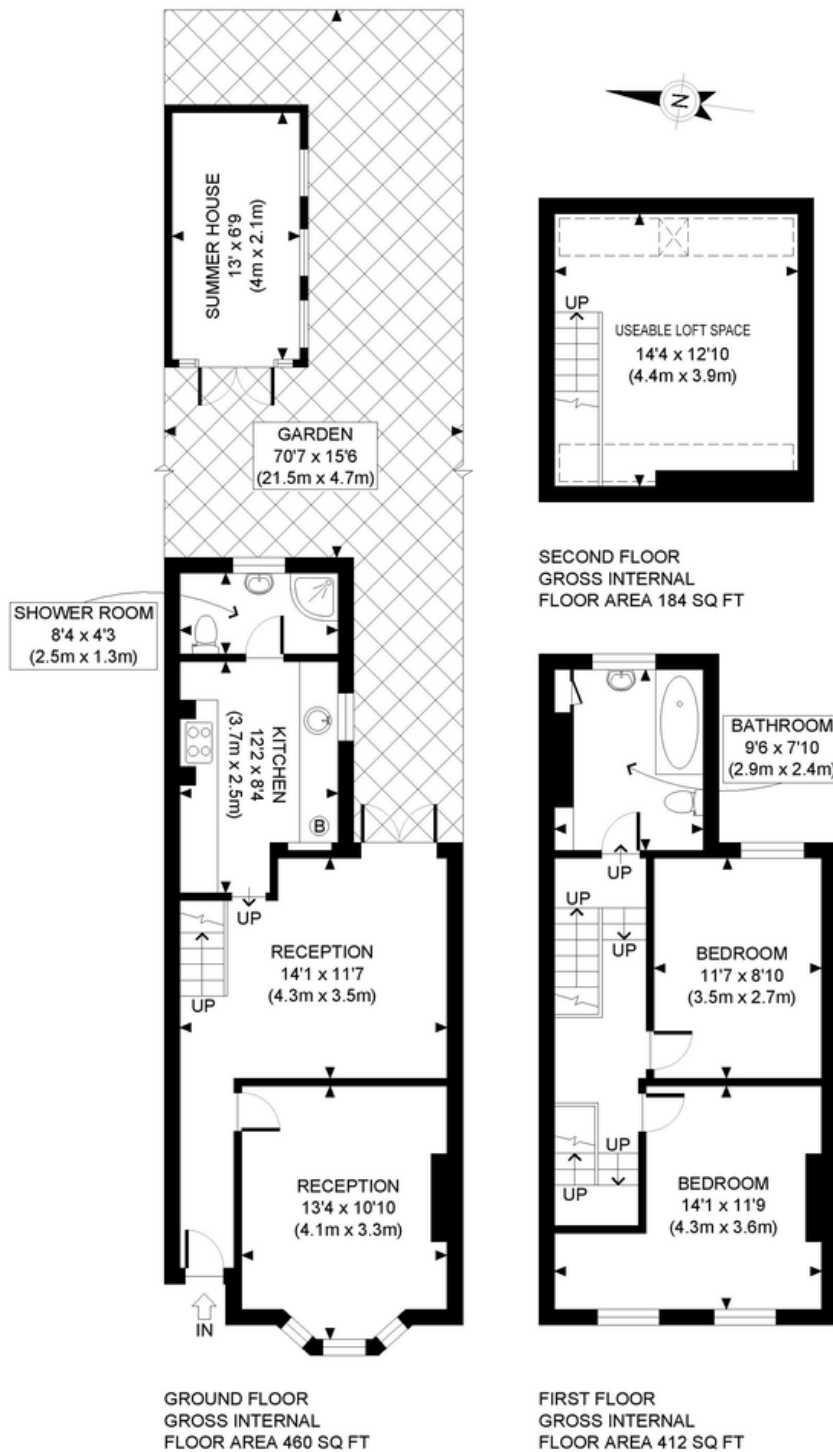
BEDROOM TWO 11' 5" x 8' 10" (3.5m x 2.7m)

BATHROOM 9' 6" x 7' 10" (2.9m x 2.4m)

LOFT ROOM 14' 5" x 12' 9" (4.4m x 3.9m)







APPROX. GROSS INTERNAL FLOOR AREA WITH SUMMER HOUSE: 1144 SQ FT/ 106 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT SUMMER HOUSE: 1056 SQ FT/ 98 SQM

PROPERTY PHOTO PLANS.COUK
 ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

399 High Road
Harrow
Middlesex
HA3 6EL

www.hintonanddownes.co.uk
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 are 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