



HINTON & DOWNES  
*residential*

SALES, LETTINGS & MANAGEMENT

**Warham Road**

Harrow HA3 7HZ

- Three bedroom semi detached house
- Garage
- Two bathrooms
- Large rear garden

**Asking Price Of £525,000**

EPC Rating '57'







## Property Description

A SPACIOUS THREE BEDROOM, TWO BATHROOM SEMI DETACHED family home WITH A GARAGE ideally located within walking distance of Harrow and Wealdstone Station (London Overground with trains to Euston from 13 minutes and Bakerloo line) as well as being close to local schools, bus routes and amenities. On the ground floor the property comprises; two large reception rooms, a separate fitted kitchen and a shower room (with shower, W.C and basin). Upstairs there are two excellent sized double bedrooms, a third good sized single bedroom, a W.C and family bathroom with bath and overhead shower attachment. The property benefits from a large rear garden and garage and requires modernisation. Potential for further extension (STPP).

RECEPTION ROOM ONE 14' 4" x 11' 9" (4.37m x 3.60m)

RECEPTION ROOM TWO 12' 0" x 11' 0" (3.66m x 3.36m)

KITCHEN 12' 5" x 6' 9" (3.79m x 2.07m)

SHOWER ROOM 7' 6" x 4' 6" (2.3m x 1.39m)





MASTER BEDROOM 14' 4" x 10' 8" (4.37m x 3.26m)

BEDROOM TWO 12' 0" x 10' 8" (3.66m x 3.26m)

BEDROOM THREE 8' 1" x 7' 5" (2.47m x 2.27m)

W.C 4' 0" x 3' 1" (1.23m x 0.95m)

BATHROOM 7' 5" x 5' 4" (2.27m x 1.65m)

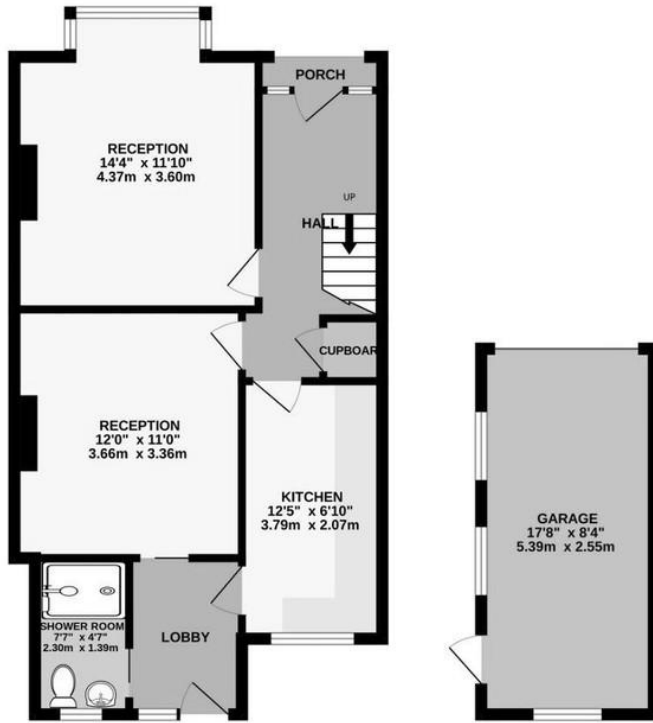
GARAGE 17' 8" x 8' 4" (5.39m x 2.55m)



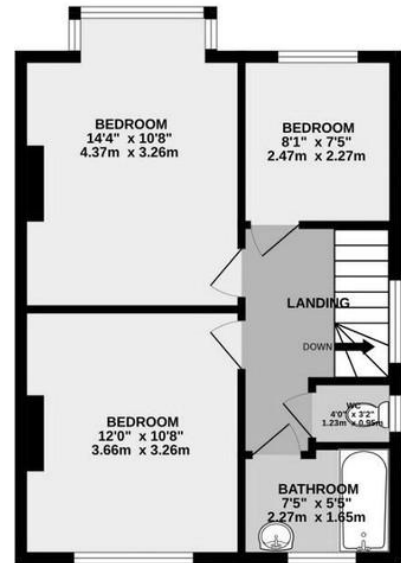




GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 1137 sq.ft. (105.6 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	57 D	
39-54	E		
21-38	F		
1-20	G		