



MARLBOROUGH HILL, HARROW, MIDDLESEX, HA1 1TX

£575,000



A classic, bay fronted mid terraced house, rich with character, constructed during the early 1900's, occupying a highly convenient location within easy reach of Harrow town centre.

The accommodation comprises: Entrance porch, hallway, leading through to a good size front aspect living room. Further off the hallway to the rear is a spacious kitchen / family room, which is extensively fitted with range of units.

To the first floor, the landing leads through to two large double bedrooms, a single third bedroom and a modern bathroom / W.C.

Outside, the front garden is lawned with a variety of well established shrubs.

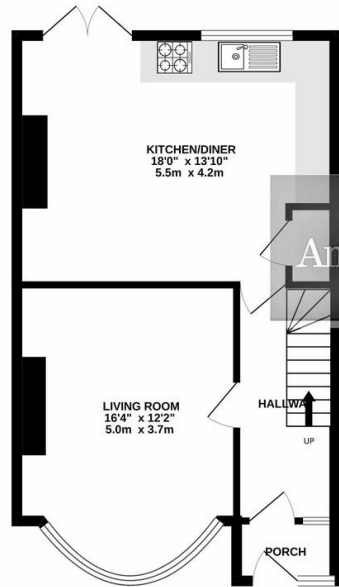
To the rear, the neat, mature garden provides a picturesque outlook and is well stocked with numerous shrubs, a patio area and lawn, all set within fenced boundaries.

Marlborough Hill is ideally located close to amenities and well regarded schools, including the Ofsted, outstanding rated Marlborough Primary. St. Annes and St George's Shopping Centres, along with Harrow-on-the-Hill and Harrow & Wealdstone stations are also nearby.

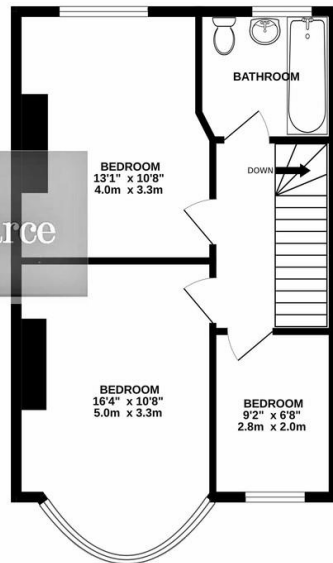


Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.



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



TOTAL FLOOR AREA : 979 sq.ft. (91.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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