



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

## Graham Road

Harrow HA3 5RF

- Three double bedroom
- Two bathroom
- Refurbished to a high standard throughout
- Extended

Asking price of **£575,000**

EPC Rating 'TBC'





## Property Description

An IMMACULATE THREE BEDROOM, TWO BATHROOM mid terraced house that has been completely refurbished to a very high standard throughout within easy reach of Harrow and Wealdstone Station (Fast trains to Euston from 13 minutes and Bakerloo line) and just a short distance to the amenities of the High Road (including Waitrose, Lidl and Iceland). Internal inspection highly advised.

**GROUND FLOOR:** This home has been renovated throughout, you enter the property through the Victorian style tiled front garden, there is a bright through lounge currently laid out as two reception rooms and features a lovely exposed brick fireplace, a spacious walk through white gloss handleless kitchen fully equipped with appliances including a dishwasher, washing machine, dryer, fridge freezer, wine cooler, electric hob, and electric oven leading into the extended dining area with skylights and sliding doors leading out to the private garden.

**FIRST FLOOR:** There is a large landing leading to all three bedrooms and a family bathroom. The master bedroom is a very large double room with wardrobe space, there is a



modern en-suite shower room servicing the master bedroom, a second and third double bedroom both overlooking the gardens, a family bathroom with bath, overhead shower, W.C and basin.

**GARDEN** The garden is approximately 50ft in length has a large patio laid directly at the rear door and to the rear of the garden there is a decked pergola that has been fitted.

The property further benefits new double glazing and gas central heating via a new combi boiler.

**SCHOOLS within 0.5 miles:**

Whitefriars School – Aged 3 years to 16 years – Ofsted ‘Outstanding’

Salvatorian – Boys Secondary School – Ofsted Good

Sacred Heart Language College – Girls Secondary School – Ofsted ‘Good’

Marlborough Primary School – Primary – Ofsted ‘Good’

Belmont School – Primary – Ofsted ‘Outstanding’







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 597 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 481 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1078 SQ FT/ 100 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.

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