



Andrew Pearce
PINNER

VERWOOD ROAD, HARROW, HA2 6LD

£550,000 OFFERS IN EXCESS OF



I am pleased to present a delightful three-bedroom extended freehold property that is an excellent opportunity for first-time buyers or investors. This charming home is available with no onward chain and very well maintained, making it an ideal move-in-ready option.

The residence features a welcoming entrance hall with a convenient guest WC and an inviting open-plan living area that includes a modern kitchen and dining room, perfect for entertaining. The kitchen boasts contemporary units, integrated appliances, and a central island for additional workspace. The garden is maintenance free with pet friendly Astroturf, planting and irrigation system installed. The outside tap is hot & cold water which is unique and very handy.

Upstairs, the property comprises of a stylish family bathroom, two spacious double bedrooms, a third well-proportioned bedroom which leads to the loft space which has been partly converted. Additionally, the home benefits from smart technology capabilities which has been integrated into the property including, but not limited to, smart heating, lights and internet hubs. A driveway with space for 2 cars can be found at the front of the property and a garage located in a nearby block, providing secure parking or extra storage space.

Located on a serene residential street, the property is within easy access to local amenities in Hatch End, Pinner, and North Harrow, including shops, restaurants, and supermarkets. Commuting is convenient with nearby Overground and Metropolitan line stations, and the area is well-supported by excellent schools and recreational facilities.

This property represents a fantastic opportunity to own a home in a sought-after location. Please do not hesitate to contact us to arrange a viewing or for any further information.

Tenure: Freehold

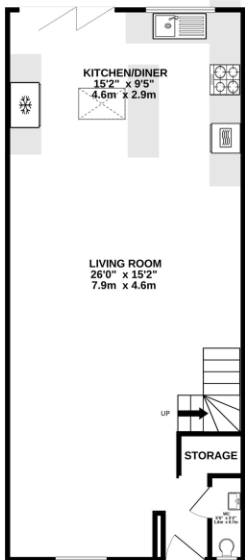
Local Authority: London Borough of Harrow

Council Tax: D

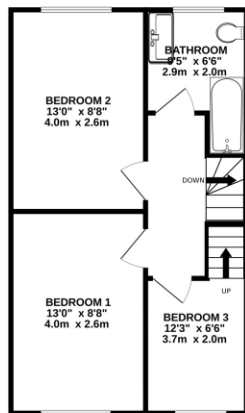
Energy Efficiency: C



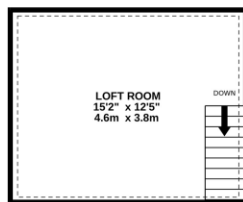
GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



2ND FLOOR
188 sq.ft. (17.4 sq.m.) approx.



TOTAL FLOOR AREA: 1119 sq.ft. (103.9 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	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



