



Edward Road | Harrow | HA2 6QB

This delightful three bedroom house comes with potential to extend to the side, rear and loft subject to planning permission. Boasting it's own driveway and parking to the front the house has a substantial rear garden. Set just 15 minutes' walk from Harrow and Wealdstone Station the property deserves internal viewing.

Guide Price Of £565,000

Freehold



Property Description

INTERNALLY

This highly presentable three bedroom semi detached house with garage own drive is approached through a front entrance porch. On the ground floor there are two bright receptions and a well fitted modern kitchen with gas appliances with door to garden. On the first floor the landing has access to loft, the two double bedrooms both have built in ranges of wardrobes and the third bedroom which is a larger than average single has a built in storage cupboard. There is a spacious family shower room fully tiled with large walk in shower cubicle, if preferred there is the possibility that there is space to reinstate a bath. The property has gas central heating and upvc double glazing.

EXTERNALLY

Large well-maintained garden to rear with paved patio area and lawn with flower and shrub borders. There is the advantage of an outside w.c. with wash basin which is directly next to the back kitchen door. To the front of the property there is garage own drive plus off-street parking.

LOCATION

This property sits in a quiet road with local shops including a pharmacy and mini supermarket just a few minutes walk away (0.2 of a mile). It is just over half a mile to North Harrow's Metropolitan Line Tube Station and shopping centre equal distance to Harrow & Wealdstone, with their selection of shops and transport links into Central London and beyond. Also nearby are several popular schools including Marlborough Primary School and Nower Hill High School. Harrow Leisure Centre is just over a mile away.

- Semi Detached House
- 3 Bedrooms
- 2 Receptions
- Family Shower Room
- Gas Central Heating
- Double Glazing
- Garden
- Garage

Tenure

Freehold

Council Tax Band

E (£2,267 Per Annum)

Viewing Arrangements

Strictly by appointment

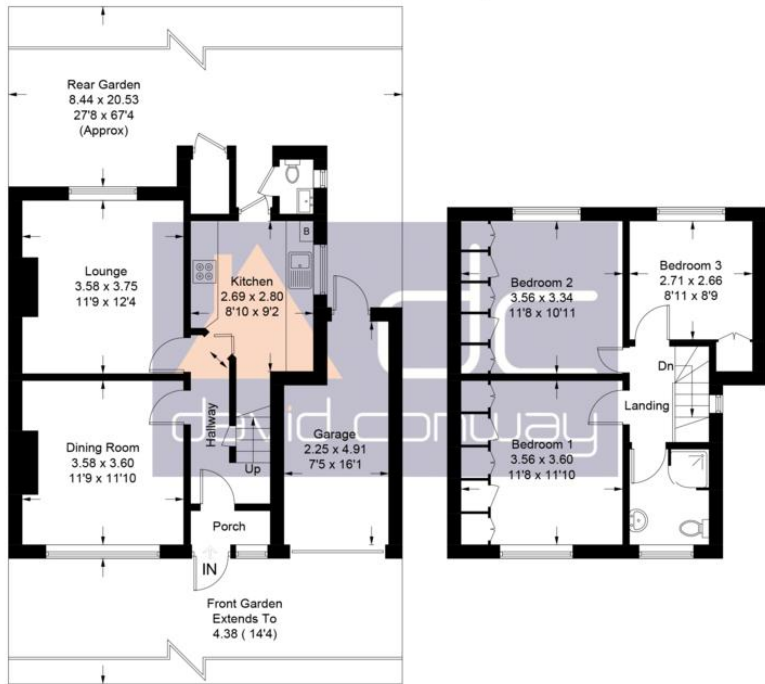
MORTGAGES ARRANGED AT COMPETITIVE RATES

(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it). These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.



Edward Road, HA2 6QB

Approximate Gross Internal Area = 87.9 sq m / 946 sq ft
 Garage = 10.1 sq m / 109 sq ft
 Total = 98.0 sq m / 1055 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2020 (ID695695)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM