



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

Cecil Road

Wealdstone HA3 5QY

- Three bedroom terraced house
- Close to all facilities
- Potential conversion project (stpp)
- Gas fired central heating and double glazed windows

£475,000

EPC Rating '65'



Property Description

A SIZABLE THREE BEDROOM END OF TERRACED HOUSE WITHIN EASY REACH OF FACILITIES including Harrow/Wealdstone BR/Bakerloo line station. The property is offered for sale in good order throughout and benefits from gas fired central heating, double glazed windows, two reception rooms and three bedrooms. We feel that the property would suite either a growing family or an investor looking for a Buy to Let Investment with Potential to maybe convert (stpp). The property is also to be offered with No Upper Chain. The property is currently rented and has a current HMO license for 3 rooms / 5 persons/ 5 households.

Entrance Hall - Radiator.

Front Reception - 15'6 x 12'1 (4.72m x 3.68m) - double glazed bay window to front. Radiator.

Rear Reception - 15'3 x 11'11 (4.65m x 3.63m) - double glazed window to rear. Radiator.

Kitchen - 14'3 x 9'8 (4.34m x 2.95m) - Range of fitted wall and base units. Single bowl stainless steel inset sink unit with mixer

taps. Plumbing for washing machine. Electric double oven. Extractor with canopy over. Ceramic tiled flooring. UPVC double glazed door and window to side.

Landing - Access to loft.

Bedroom 1 - 12'6 x 10'3 (3.81m x 3.12m) - UPVC double glazed window to front. Radiator.

Bedroom 2 - 11'1 x 10'3 (3.38m x 3.12m) - UPVC double glazed window to rear. Radiator.

Bedroom 3 - 9'4 x 6' (2.84m x 1.83m) - UPVC double glazed window to front. Radiator.

Shower Room

Shower Cubide pedestal wash hand basin; low flush w.c double glazed window to rear.

2nd Shower Room

Shower Cubide pedestal wash hand basin; low flush w.c

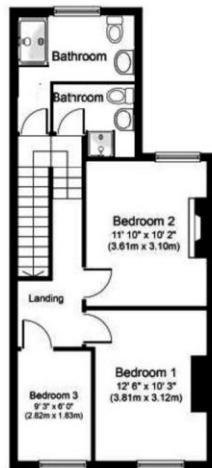
General Information

Rear Garden - 45' approx - Patio area.

Frontage - Brick boundary wall. Side access to REAR GARDEN.



Ground Floor
Approximate Floor Area
485 sq. ft.
(45.0 sq. m)



First Floor
Approximate Floor Area
472 sq. ft.
(43.0 sq. m)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		75
(55-68) D	65	
(39-54) E		