



HINTON & DOWNES  
residential

SALES, LETTINGS & MANAGEMENT

## Dromey Gardens

Harrow Weald HA3 6AX

- Two bedroom first floor flat
- Offered for sale in very good order throughout
- Gas central heating
- Good room sizes throughout

£275,000

EPC Rating 'TBC'







## Property Description

A VERY WELL PRESENTED TWO BEDROOM FIRST FLOOR FLAT located in a cul-de-sac of similar property within very easy reach of shopping and transport facilities. The property is offered for sale in good order and benefits from gas fired central heating, good room sizes and security entryphone system. Priced to reflect a 62 year lease.

Arranged as follows...

Entrance Communal entrance with entryphone system. Hall and stairs to all levels. First floor landing and own front door to:-

Entrance Hall Entryphone receiver. Radiator. Large walk in storage cupboard housing hot water tank. Further built in coats cupboard.

Lounge 15'6 x 11'1. (4.72m x 3.38m). Windows to rear aspect. Radiator.

Kitchen 8'8 x 7'4. (2.64m x 2.24m). Fitted with a range base level kitchen units with work surfaces to compliment. Single







drainer sink unit. Built in oven and hob with extractor hood over. Plumbed for washing machine. Wall mounted boiler. Part tiled walls. Window to front aspect.

Bedroom I 12'5 x 10' (3.79m x 3.05m). Window to front aspect. Radiator.

Bedroom II 10'9 x 10'3. (3.28m x 3.12m). Window to rear aspect. Radiator.

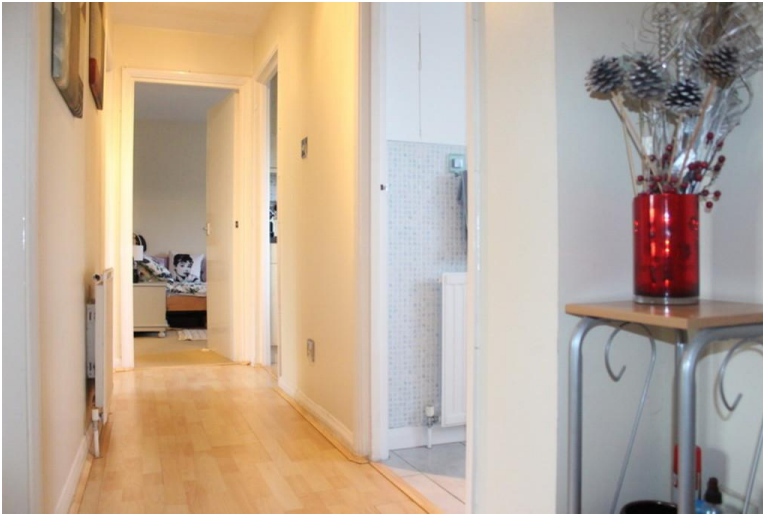
Bathroom Panelled enclosed bath. Pedestal hand wash basin. Low level WC. Part tiled walls. Radiator. Window to front aspect.

#### General Information

Tenure Leasehold – 99 years from 1984.

Gardens Communal gardens surrounding development.

Parking Residents parking to the front of the property.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.