



 **3**
Bedrooms

 **1**
Bathroom

57a High Street, Harrow, Middlesex, HA3 5DQ |
harrow@hiltonandfox.com

02084260631



Hilton & Fox are proud to present this excellent three-bedroom terraced house in great condition. This Property comes with off street parking and planning permission for a four-metre rear extension! This Property comes with abundance of potential not only due to its location, but also being situated just off the ever-popular College Hill Road which locates you directly in the middle of all local transport links, shops and local schools. This well-presented terraced house is extremely desirable for both **FIRST TIME BUYERS** and **BUY TO LET INVESTORS**.

Call now to book an appointment you won't be disappointed!

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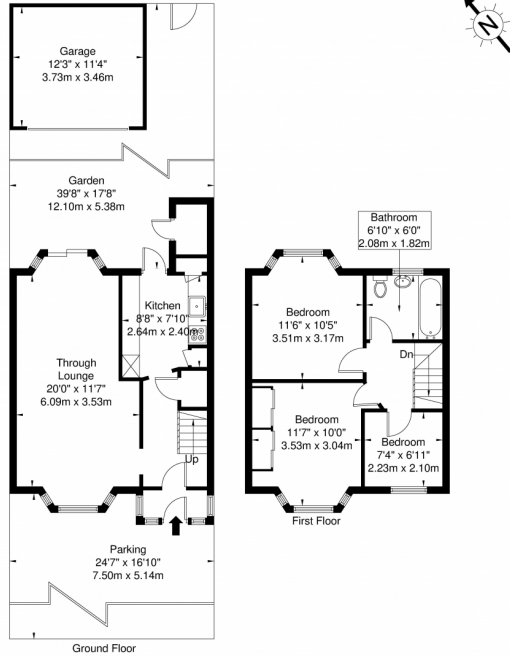
Call now to book an appointment you won't be disappointed!

Adderley Road Wealdstone HA3 7HT

Approx. Gross Internal Area = 71.26 sq m / 767 sq ft

Garage = 12.9 sq m / 139 sq ft

Total = 84.16 sq m / 906 sq ft



Ref

Copyright

**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C		
(55-68) D	85	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





Kishor Planning & Delivery

Weald Rise Primary School

Lidl

Awoolfsson Osteopaths Ltd

Bombay Central

The Duck In The Pond

Little Darlings Nursery

Restaurant Miorița

The Cardamom Club
Belmont Health Centre (GP Practice)

St Josephs Catholic Primary School

Salvatorian College

The Sacred Heart Language College

Belmont School

Bhagwan Mahavir Digamber Jain Temple

Vogue Lounge

Whitefriars School

Byro

Talbot Rd

Elms Rd

Weighton Rd

College Rd

College Ave

Park Cres

The Meadow Way

The Bye Way

Church Ln

Belmerley Rd

Bishop Ken Rd

George Hill Rd

Kenton Ln

Vernon Dr

St Edmunds Dr

Hermitage Way

Felbridge Ave

Kenmore Ave

Elgin Ave

Grasmere Gardens

Sancroft Rd