



FOR SALE  
**hilton & fox**  
estate agents  
020 8426 0631  
hiltonandfox.com

 **2**  
Bedrooms

 **1**  
Bathroom



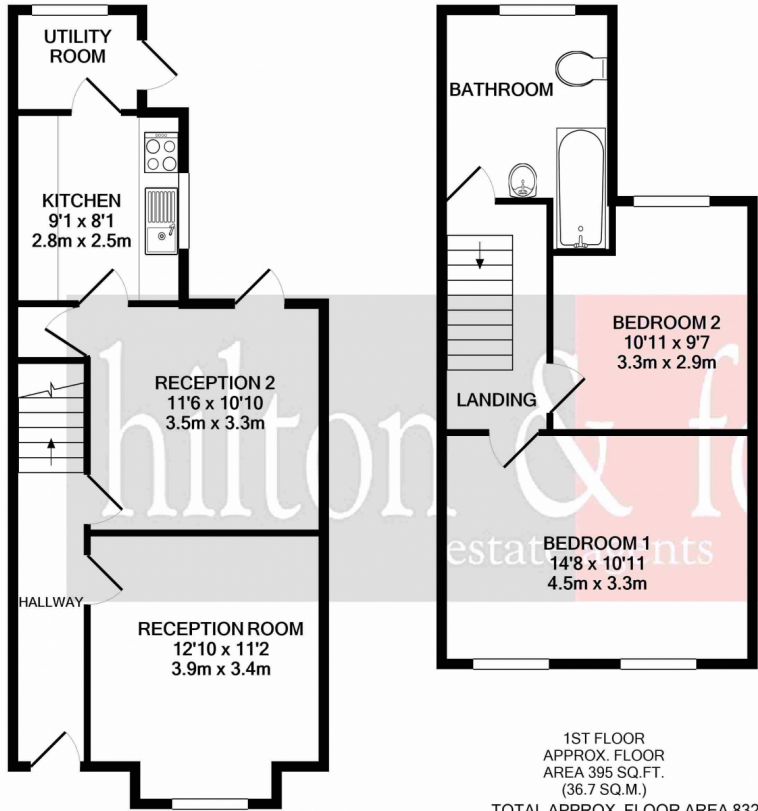


Located just a short distance from the High Street and presented in good condition throughout is this two bedroom end terrace family home.

Internally to the ground floor you will find 2 reception rooms, a fitted kitchen leading to a utility area and rear garden. The first floor comprises of 2 bedrooms and well as a family bathroom.

Harrow and Wealdstone train and underground station is a short walk away, as well as local bus routes into Harrow on the Hill.

As the property is being offered CHAIN FREE an internal inspection is highly recommended.



GROUND FLOOR  
APPROX. FLOOR  
AREA 437 SQ.FT.  
(40.6 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 395 SQ.FT.  
(36.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 832 SQ.FT. (77.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	







Restaurant Miorița



Salvatorian College



Whitefriars School



Sri Lankan Muslim Cultural Centre...



Halfords Autocentre Harrow



Asda Wealdstone Supermarket



Harrow Crown Court



Caryl Thomas Clinic



Byron Park



Harrow Leisure Centre



Screwfix



Harrow & Wealdstone



Bakkavor Pizza

