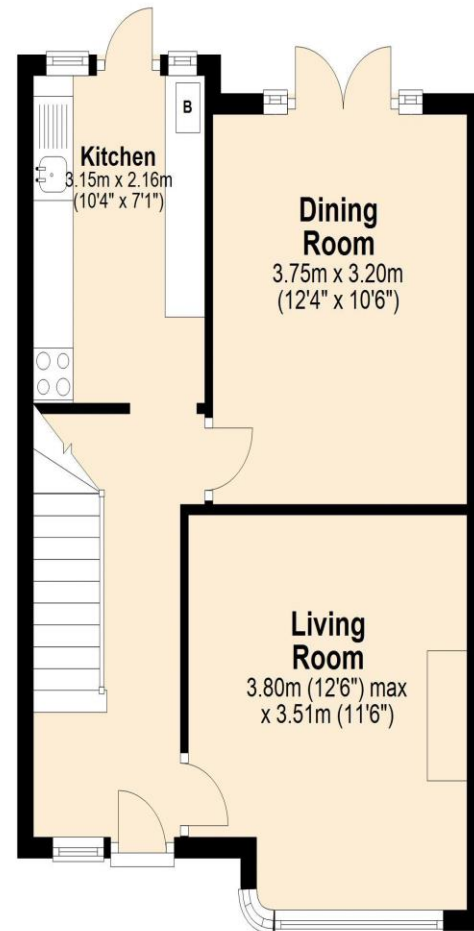


## Leamington Crescent Harrow HA2 9HH

Price Guide: £500,000

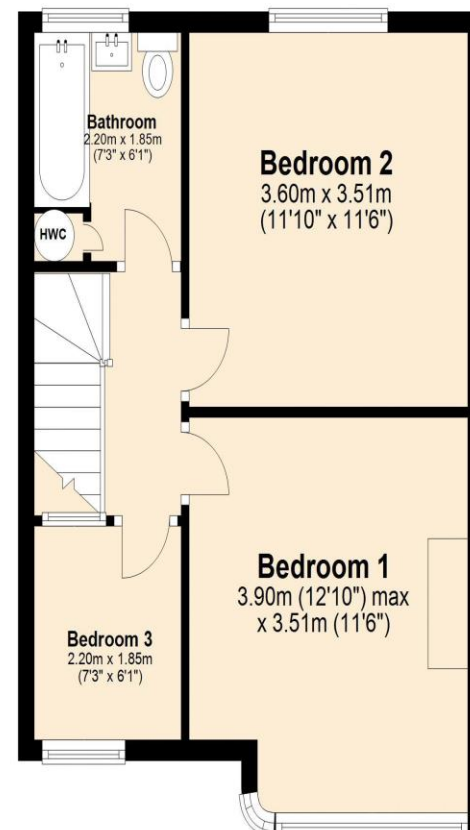
### Ground Floor

Approx. 40.6 sq. metres (436.6 sq. feet)



### First Floor

Approx. 39.2 sq. metres (422.0 sq. feet)



Total area: approx. 79.8 sq. metres (858.6 sq. feet)

This plan is for illustration purposes only and should be used as such by any prospective purchaser. 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.  
Plan produced using PlanUp.

Freehold  
London borough of Harrow  
Council tax band - D - £1,962.36  
NO UPPER CHAIN  
EPC =C

NORTHOLT OFFICE

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**IMPORTANT** Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Bennett Holmes are pleased to present this three bedroom mid terrace family home situated in a quiet and sought after residential location in Harrow. The property is conveniently located for local schools, shopping facilities and transport links including the Metropolitan and Piccadilly Tube lines at Rayners Lane and Eastcote. Benefits include gas central heating, double glazing and new electrics. The property is offered on to the market with NO UPPER CHAIN.



- THREE BEDROOM
- MID TERRACE FAMILY HOME
- TWO RECEPTION ROOMS
- SOUGH AFTER LOCATION
- CATCHMENT FOR LOCAL SCHOOLS
- DOUBLE GLAZING + GAS CENTRAL HEATING
- NEW ELECTRICS
- NO UPPER CHAIN

**Leamington Crescent  
Harrow  
HA2 9HH**

**Price Guide: £500,000**



**Accommodation**

Accommodation comprises of entrance hallway leading to front and rear reception rooms, stairs to the first floor and family kitchen comprising of wall and base level units, gas connection for cooker, space for undercounter fridge and freezer, plumbed for washing machine, sink and door to the garden. To the first floor there is 3 bedrooms all benefiting with wood laminate flooring and family bathroom with its panel enclosed bath with electric shower, pedestal hand wash basin, low flush WC and fully tiled walls. Benefits include double glazing, gas central heating and new electrics. Outside there is front garden with potential for off street parking (STPP) and a rear garden which is mainly laid to lawn with hardstanding patio area and garage at the rear.

