



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

Barchester Road

Harrow Weald HA3 5HH

- Two bedroom split level maisonette
- Offered for sale in very good order throughout
- Master bedroom with en-suite shower room
- Huge bathroom with bath and

Guide Price £350,000

EPC Rating '73'





Property Description

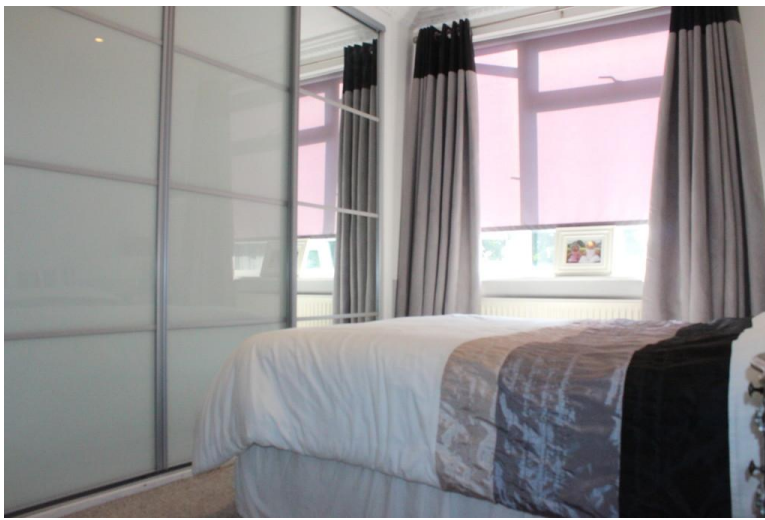
A VERY WELL PRESENTED converted split level two double bedroom / two bathroom maisonette. Located in this popular road close to local schools and transport in Harrow Weald, The property offers good sized accommodation with excellent modern fitted kitchen and spacious master bathroom with separate bath and shower cubide. The skillfully planned loft conversion provides a light and airy main bedroom with a "Juliette" balcony complimented by a modern en-suite shower room. The property benefits from gas central heating, double glazed windows, off street parking and a Share Of Freehold. An internal viewing is highly advised via the owners sole agents.

OWN FRONT DOOR Leading entrance lobby with stairs to first floor landing.

LOUNGE Double glazed bay window to front aspect. radiator. Feature fireplace. Access through to kitchen.

KITCHEN Fitted with a range of eye and base level units with worktops to compliment. One and a half bowl stainless





steel sink unit and plumbing for washing machine. Built in oven and hob with extractor hood over. Double glazed window to front aspect.

SECOND BEDROOM Double glazed window to rear aspect. Radiator.

BATHROOM Fitted with paneled jacuzzi bath, vanity wash hand basin, separate step-in cubicle and low-level WC. Double glazed window to rear aspect.

SECOND FLOOR LANDING

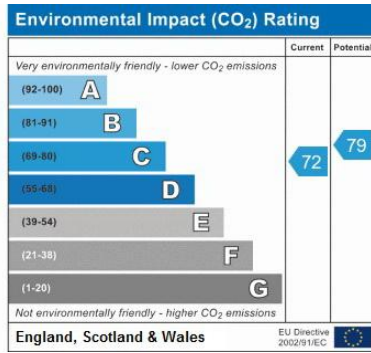
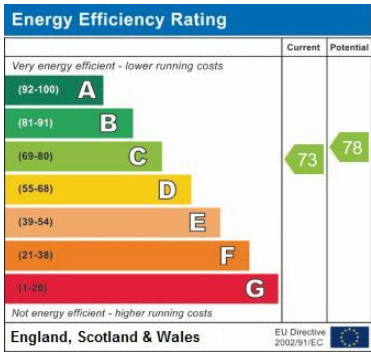
MASTER BEDROOM Bright and spacious room with Juliette balcony to the rear providing views out onto North West London. Radiator. Eves storage.

ENSUITE Modern suite comprising shower cubicle, vanity wash hand basin and low level WC.

GENERAL INFORMATION Off Street Parking to the front of the property.

Tenure Share of Freehold with zero ground rent and service charge

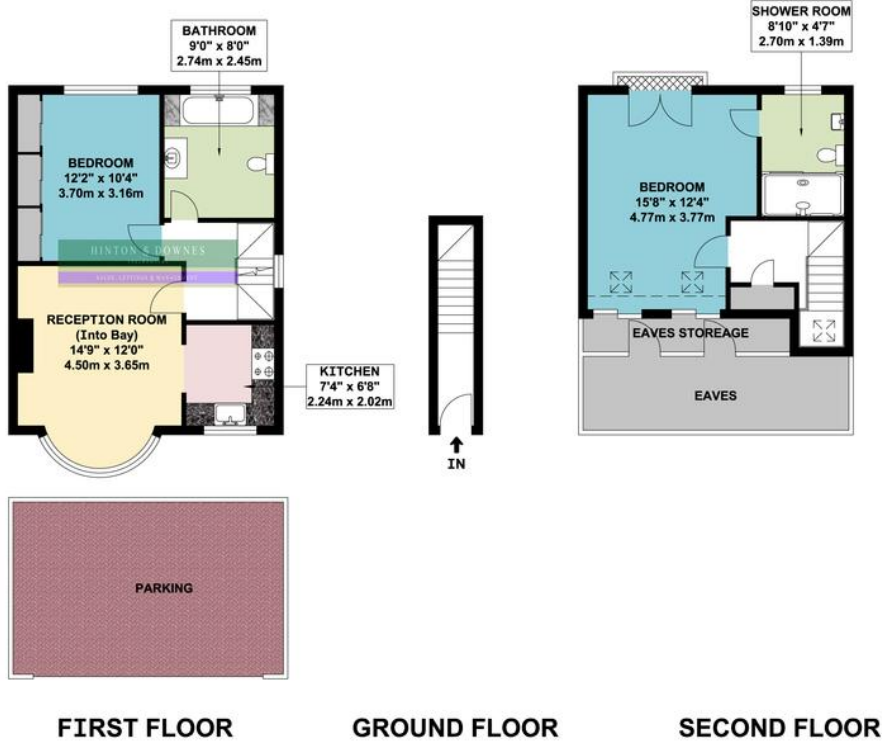




BARCHESTER ROAD HARROW WEALD HA3



--- RESTRICTED HEAD HEIGHT



APPROX. GROSS INTERNAL FLOOR AREA 810.84 SQ. FT / 75.33 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. FLOOR PLANS ARE NOT DONE TO "SCALE".

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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.