



HINTON & DOWNES  
residential

SALES, LETTINGS & MANAGEMENT

Mepham Crescent

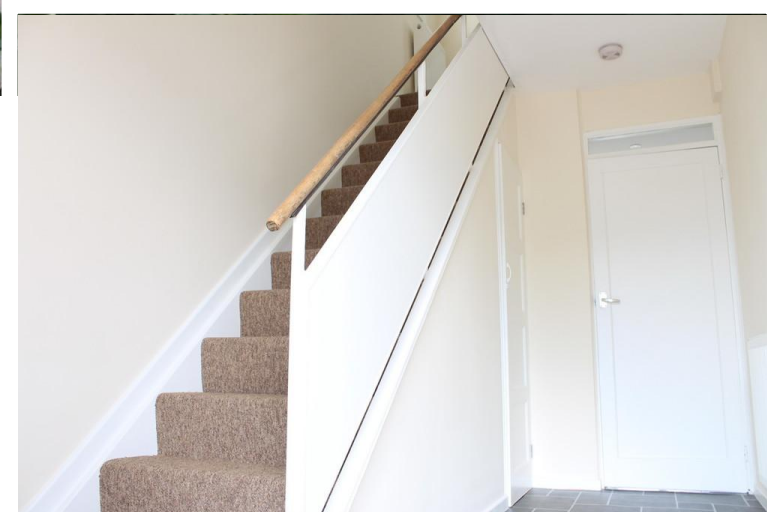
Harrow Weald HA3 6QX

- Three bedroom BISF type semi detached house
- Recently refurbished throughout
- New kitchen and bathroom
- New floor coverings throughout

£430,000

EPC Rating 'TBC'





## Property Description

The accommodation with approximate room sizes is arranged as follows:

Entrance Hall Large understairs storage area with cupboards housing meters. Radiator.

Lounge 13'11 x 12'2. (4.24m x 3.71m). Double glazed window to front aspect. Radiator.

Dining Room 10'5 x 9'8. (3.18m x 2.95m). Double glazed window to rear aspect. Radiator.

Kitchen 9'6 x 8'8. (2.90m x 2.64m). Fitted with a range of new units with work surfaces to compliment. Single drainer sink unit. Part tiled walls. Double glazed window to rear aspect. Door to side aspect and garden.

Landing Access to loft space. Double glazed window to side aspect.

Bedroom I 12'2 x 11'10 (3.71m x 3.61m). Double glazed window to front aspect. Radiator.



Bedroom II 13'6 x 9'2 (4.12m x 2.79m). Double glazed window to rear aspect. Radiator.

Bedroom III 9'2 x 8'9 (2.79m x 2.67m). Double glazed window to front aspect. Radiator.

Bathroom Newly fitted:- Panelled bath. Pedestal hand wash basin. Low level WC. Radiator. Double glazed window to rear aspect.

#### General Information

Off Street Parking Provided to the front of the property.

Front Garden Path to front door.

Rear Garden Approximately 60ft in length. Area of lawn. Path to one side. Outside WC and shed. Side access gate.

Tenure Freehold.





FLOOR PLAN TO FOLLOW

EPC TO FOLLOW

399 High Road  
Harrow  
Middlesex  
HA3 6EL

[www.hintonanddownes.co.uk](http://www.hintonanddownes.co.uk)  
[sales@hintonanddownes.com](mailto:sales@hintonanddownes.com)  
0208 861 1066

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