



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

Lynn Close

Harrow Weald HA3 5LP

- One bed room ground floor flat
- Offered for sale in very good order throughout
- Gas fired central heating and double glazed windows
- Generous room sizes throughout

Offers over **£250,000**

EPC Rating '68'





Property Description

The accommodation with approximate room sizes is arranged as follows:

Own Entrance Own front door leading to:-

Entrance Hall Radiator.

Lounge 12'2 x 9'11. (3.71m x 3.02m). Radiator. Open to rear and:-

Kitchen/Diner 15'1 x 6'10. (4.60m x 2.08m). Kitchen area well fitted with a range of eye and base level kitchen units with work surfaces to compliment. One and a half bowl single drainer sink unit with mixer taps. Recess for freestanding cooker with extractor hood over. Plumbed for washing machine. Part tiled walls. Double glazed window to rear aspect. Dining Area with double glazed sliding patio doors to rear aspect and garden. Radiator.

Bedroom 12'8 x 10'7. (3.86m x 3.23m). Double glazed window to front aspect. Radiator.



Bathroom Panelled bath with mixer taps and shower attachment. Inset vanity wash hand basin. Low level WC. Part tiled walls. Radiator. Cupboard housing boiler. Double glazed window to side aspect.

General Information

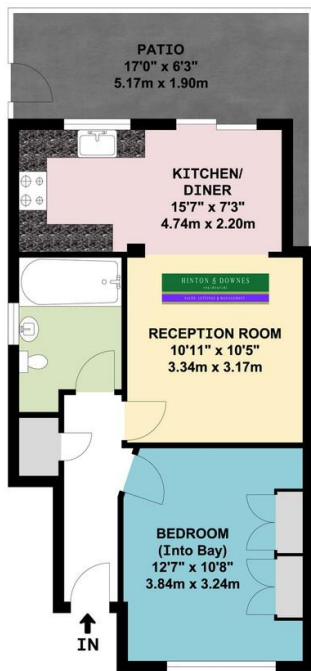
Rear Patio Garden The property benefits from a small area of outside space suitable for a table and chairs as it is laid to hardstanding.

Parking The property benefits from parking to the rear.

Tenure Leasehold. In excess of 100 years remaining.

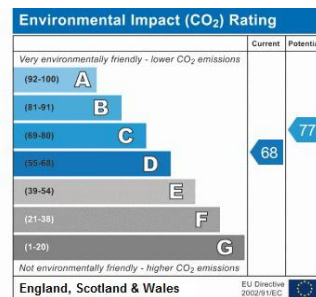
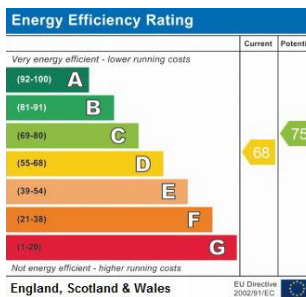


**LYNN CLOSE
HARROW WEALD HA3**



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 462.84 SQ. FT / 43.00 SQ. M.
WHILE EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF ROOMS, WINDOWS, DOORS AND ANY OTHER ITEMS ARE APPROXIMATE AND TO BE RESPONSIBLY TAKEN FOR ANY FURTHER CHECKING OR MEASUREMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.
 FLOOR PLANS ARE NOT MADE 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