



HINTON & DOWNES  
*residential*

SALES, LETTINGS & MANAGEMENT

Spencer Road

Harrow Weald HA3 7AR

- POSSIBLE CONVERSION OPPORTUNITY
- Large period property with garage and own driveway
- The house is in need of improvement

Guide Price **£600,000**

EPC Rating '38'



A SUBSTANTIAL SEMI DETACHED PERIOD PROPERTY OCCUPYING A GENEROUS PLOT. The property is in need of modernisation offers ample scope to be extended and converted into more than one residential dwelling, subject to all the usual planning consents being granted. POSSIBLE CONVERSION OPPORTUNITY. A SUBSTANTIAL SEMI DETACHED PERIOD PROPERTY OCCUPYING A GENEROUS PLOT. The property is in need of modernisation and is located within easy reach of facilities in both Harrow Weald and Wealdstone including that of Harrow/Wealdstone BR/Bakerloo Line Station. We feel that the property offers ample scope to be extended and converted into more than one residential dwelling, subject to all the usual planning consents being granted. On inspection of the Harrow planning website it is clear that other houses in the road have been given permission to be extend and converted into either flats or split

SPENCER ROAD  
HARROW HA3



APPROX. GROSS INTERNAL FLOOR AREA 1410.07 SQ FT / 131.00 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 ERRORS, OMISSIONS OR MIS-STATEMENTS. THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER

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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