

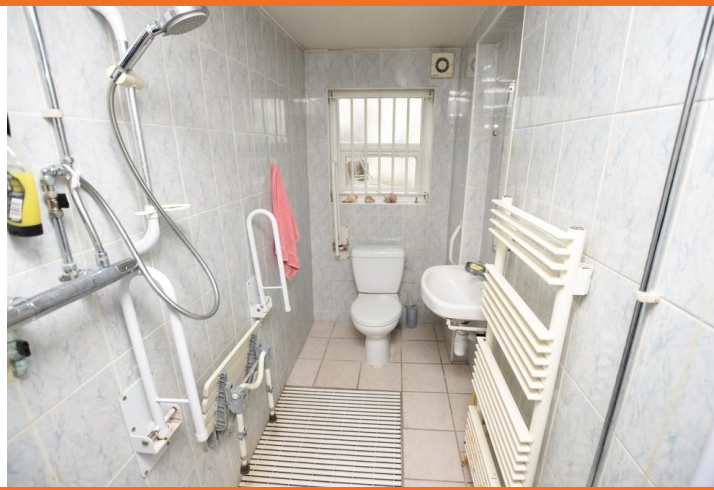


Stanley Road | South Harrow | HA2 8AZ

Asking Price Of £460,000

This three bedroom house is set in the heart of South Harrow and is marketed chain free. With a spacious through lounge and conservatory to the rear the house comes stacked with potential. The bedroom sizes are generous and there is potential to extend subject to planning permission.

Freehold



- No Upper Chain
- Mid Terraced House
- Three Double Bedrooms
- Reception Room
- Downstairs Shower Room
- Separate W/C On First Floor
- Conservatory
- Garden with Large Outouse
- UPVC Double Glazing

## Property Description

### INTERNALLY

This is a three bedroom terraced house. The front door leads into lobby that leads directly into the living room with bay window. To the rear of the living room are two doors. The door on the left leads into the downstairs shower room with w/c and the door on the right leads into the spacious kitchen with ample work top space, storage cupboards, built in oven, gas hob with extractor fan over and combi boiler. Door to the rear of the kitchen leads into a conservatory which leads out to the garden with annex.

Stairs spilt on the first floor landing with doors leading into a w/c and three double bedrooms. Property has UPVC double glazed windows and gas central heating throughout.

### EXTERNALLY

Smart frontage with wall enclosed front garden. Paved rear garden with large outhouse.

### LOCATION

Stanley Road is located off Northolt Road with just a 3 minute walk to Waitrose Supermarket which is near a Dunelm Mill, Sport Direct and Homesense South Harrow's busy shopping centre and Piccadilly Line Tube and bus Station just 0.2 of a mile away. There are numerous local schools close by including Welldon Park Academy Primary School and Whitmore High School 750 yards away.

## Tenure

Freehold

## Council Tax Band

D £ 2,042.09 per annum

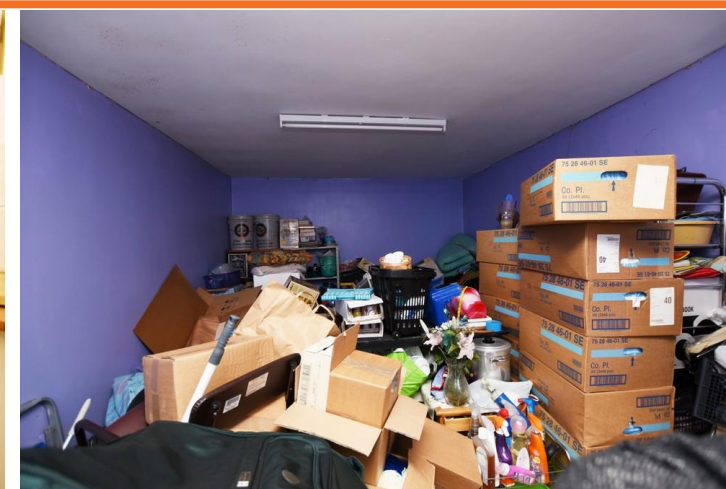
## Viewing Arrangements

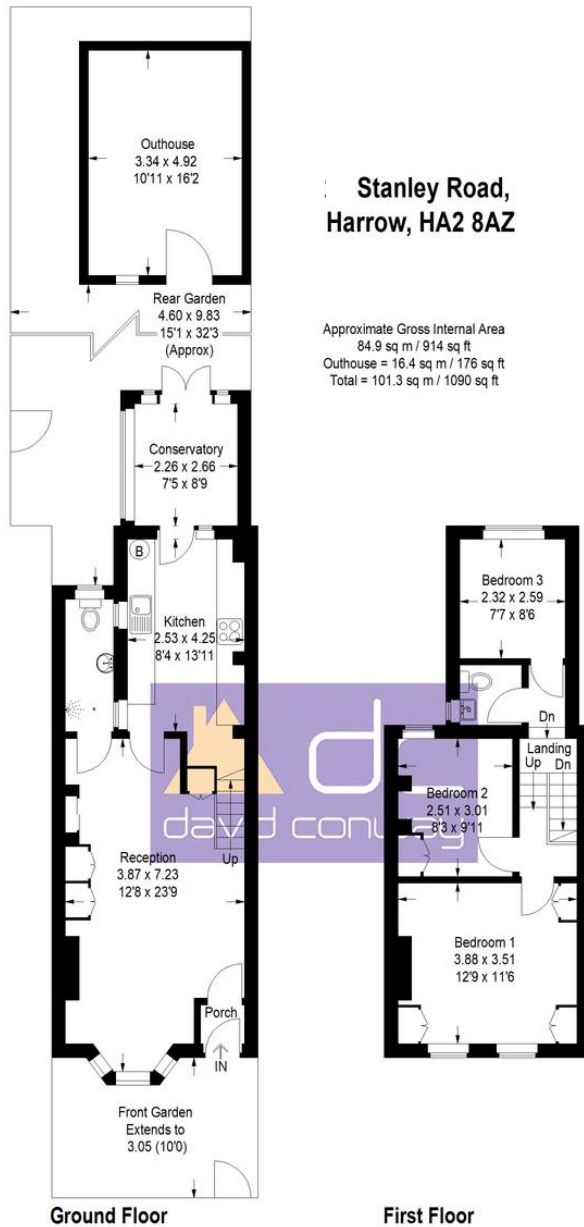
Strictly by appointment

MORTGAGES ARRANGED AT COMPETITIVE RATES

(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.





**Stanley Road,  
Harrow, HA2 8AZ**

Approximate Gross Internal Area  
84.9 sq m / 914 sq ft  
Outhouse = 16.4 sq m / 176 sq ft  
Total = 101.3 sq m / 1090 sq ft

**Ground Floor**

**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2022 (ID841008)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	