



## Belsize Road

Harrow

£525,000

A three bedroom semi-detached house available chain free with Davidson Frost-Wellings.

On the ground floor the house has a porch, double reception room, separate kitchen and a conservatory. On the first floor there are two double bedrooms, an additional third bedroom, a family bathroom with separate WC.

The rear, West facing garden extends to over 120' with a separate garage and workshop. The house is available in need of modernisation with extension potential subject to the usual planning permissions.

Belsize Road is within walking distance to local shops, cafes and amenities, highly regarded schools, and excellent transport links including Harrow & Wealdstone Station.

Harrow Council tax band D.

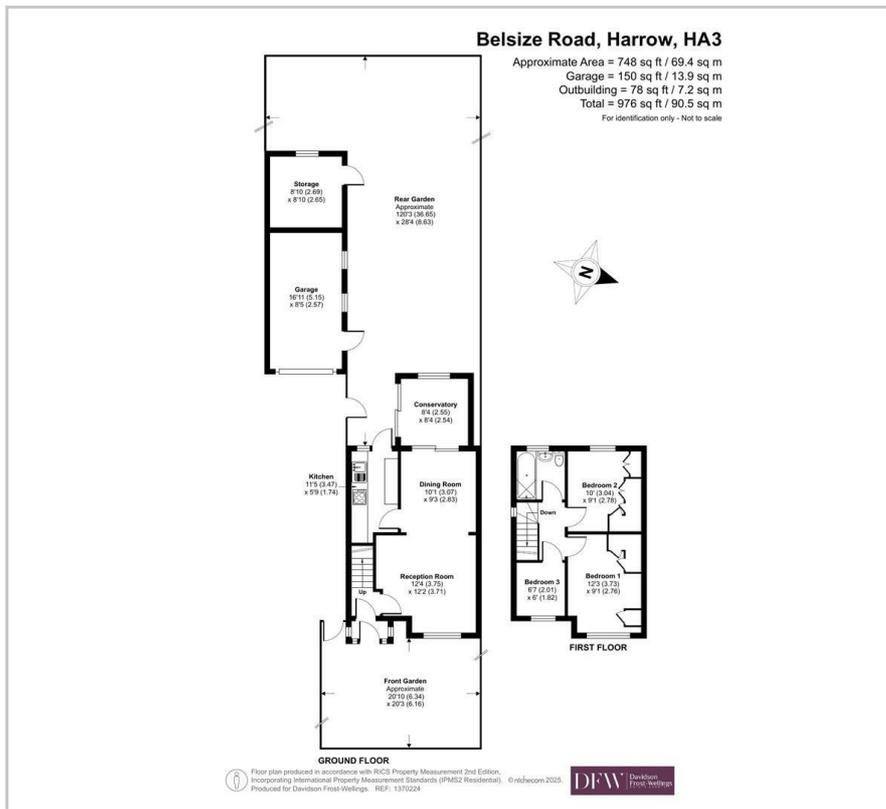
- Three bedrooms
- Large rear garden
- Garage and workshop
- Chain free
- In need of modernisation
- Semi detached freehold

### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan



# Area Map



## Energy Efficiency Rating

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | <b>79</b> |
| (55-68) <b>D</b>                            | <b>63</b>               |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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