



**MOVE INN ESTATES**

MAKING THE RIGHT MOVE



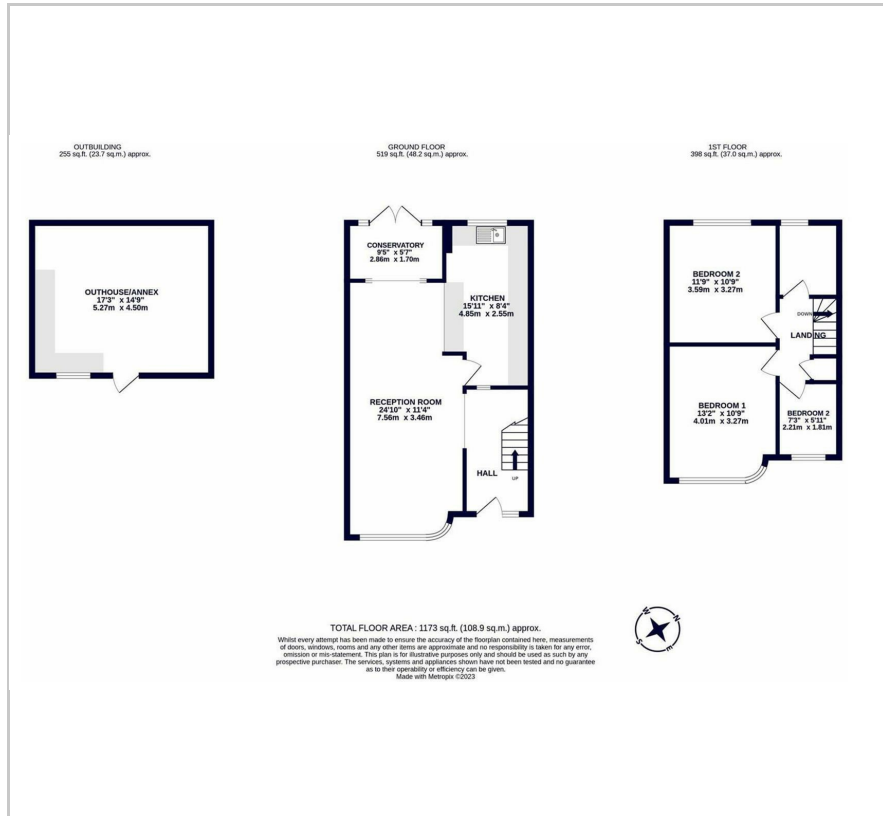
**Leamington Crescent**

, Harrow, HA2 9HJ

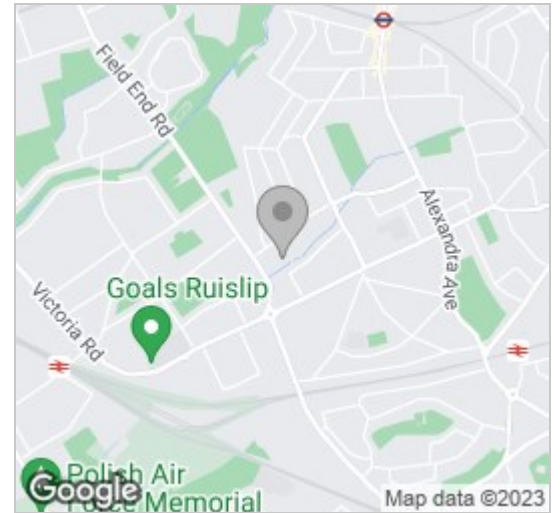
Price Guide £530,000



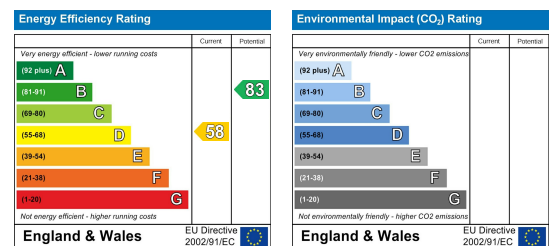
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Move Inn Estates - Sales Office on 0208 574 4966 if you wish to arrange a viewing appointment for this property or require further information.

- Three Bed House
- Potential To Extend (STPP)
- Local Amenities
- Driveway
- Good Schools
- Peaceful Location



We are proud to present this lovely three-bed family home in a peaceful location with ample space for a growing family, as well as scope to further extend (subject to the necessary planning permissions). The property, situated on Leamington Crescent, is located just a short walk from plenty of local shops, pubs, restaurants, sports and leisure, highly rated local schools, and convenient tube links into London.

The home offers open-plan living and generous-sized bedrooms, as well as scope to extend to the rear and into the loft. The hallway to the property allows access to all of the ground floor accommodation and stairs that lead to the first floor. The living room offers enough space for get-togethers with a dining area. The room boasts a suntrap bay window, stylish ceiling coving, and patio doors that lead out to the conservatory. The galley kitchen has base and wall units, worktops, and space for integrated appliances. On the first floor are three bedrooms. To the first floor are two double bedrooms, with ample space for freestanding wardrobes, and a large single. The family bathroom offers a traditional white suite and is tiled throughout.

The property benefits from a large garden and patio area with the potential to extend. It also has a large outbuilding with electric supply which can be used in various ways suiting your need.

Leamington Crescent is located between South Harrow and South Ruislip. The property is perfectly positioned just moments from the area's many shopping and transport facilities (Central/ Metropolitan/ Piccadilly Lines/ BR Connection). Alternatively for the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the surrounding Home Counties. For families, the property is ideally located within close proximity of the area's highly regarded local schools and is just a short stroll away from the local parks.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

46 Vicarage Farm Road, Hounslow, Middlesex, TW5 0AB

Tel: 0208 574 4966 Email: [info@moveinnestates.co.uk](mailto:info@moveinnestates.co.uk) [www.moveinnestates.co.uk](http://www.moveinnestates.co.uk)