



**Talbot Road, Harrow Weald**

**£450,000 Freehold**

**This three bedroom family home is located on a popular residential road with good local schools all within walking distance. In addition there are excellent amenities including Harrow Leisure Centre and Byron Park nearby. The property further benefits from comprehensive transport links including London Overground and Bakerloo Underground trains to Euston which are within one mile.**

**This home would be an ideal purchase for a first time or investment buyer as the property is being sold with no upper chain and requires some updating.**

**EPC Rating: D**

**• Three Bedroom Family Home • Living Room • Dining Room • Kitchen • Bathroom With Separate W/C • Gas Central Heating System • Double Glazed Windows • Front And Rear Gardens • Close to Transport, Shopping and Leisure Amenities • No Upper Chain**





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### **FURTHER DETAILS**

The accommodation comprises of an entrance hall leading to the living room, dining room and kitchen. Upstairs are three bedrooms and the bathroom with a separate W/C. Outside there are gardens to front and to the rear that is mainly laid to lawn. Further benefits include a gas central heating system and double glazed windows.

### **LOCATION**

The property can be found on Talbot Road close to the junction to Sancroft Road. Belmont Circle, St Josephs and Belmont Schools, Byron Recreation Ground, the Harrow Leisure Centre, transport and shopping facilities can all be found nearby.

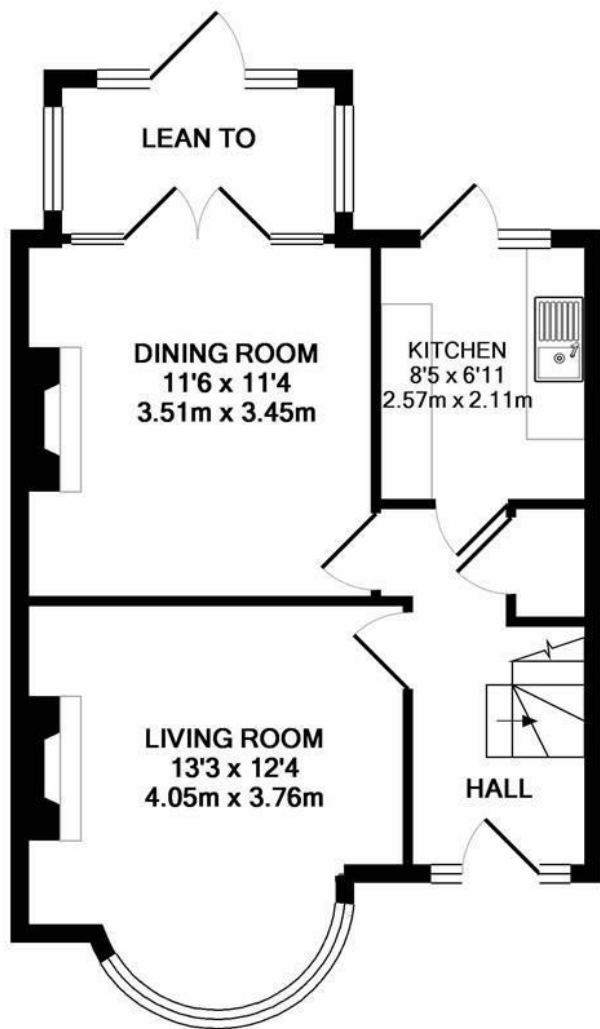
### **CONTACT RAWLINSON GOLD**

If you would like to arrange a viewing or discuss any aspect of this property we can be contacted by telephone on 020 8861 2020 or by email on [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk).

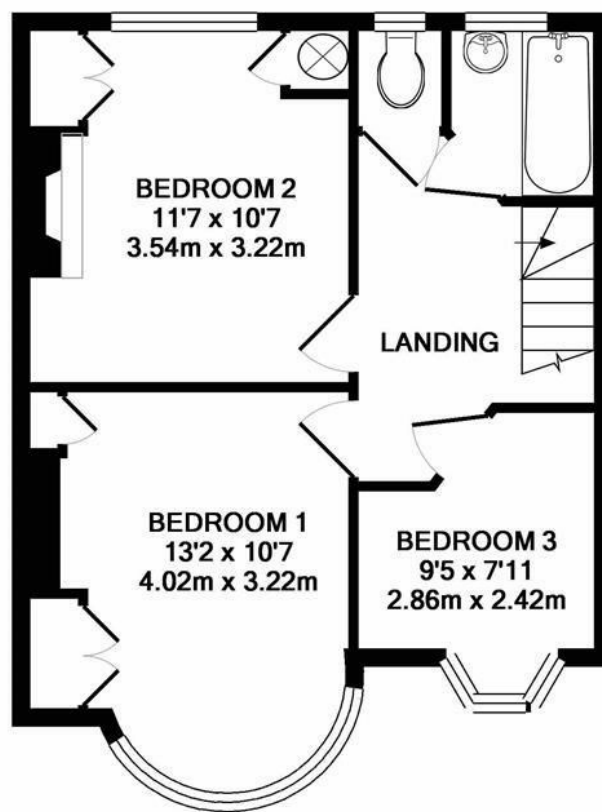








GROUND FLOOR  
APPROX. FLOOR  
AREA 450 SQ.FT.  
(41.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 407 SQ.FT.  
(37.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 857 SQ.FT. (79.6 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 error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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