



**Charles Crescent, Harrow**

**£479,950 Freehold**

**A well-located two-bedroom semi-detached home, offered for sale with no upper chain. The property is situated close to Harrow's town centre and within easy walking distance of Harrow-on-the-Hill Station, providing both Metropolitan and Chiltern Line services. It is also conveniently positioned for the highly regarded Whitmore High School. Further benefits include double-glazed windows and a gas central heating system.**

**EPC Rating: D**

**Council Tax Band: D**

- Two Bedroom Semi Detached Home • Kitchen/Diner Front And Rear Gardens • Gas Central Heating • Double Glazed Windows • Close To Town Centre • Train Station Nearby



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### **FURTHER DETAILS**

The accommodation comprises of an entrance lobby, reception room and kitchen/diner on the ground floor. To the first floor are two bedrooms, a shower room and a W.C. Outside there are gardens to both the front and rear.

### **LOCATION**

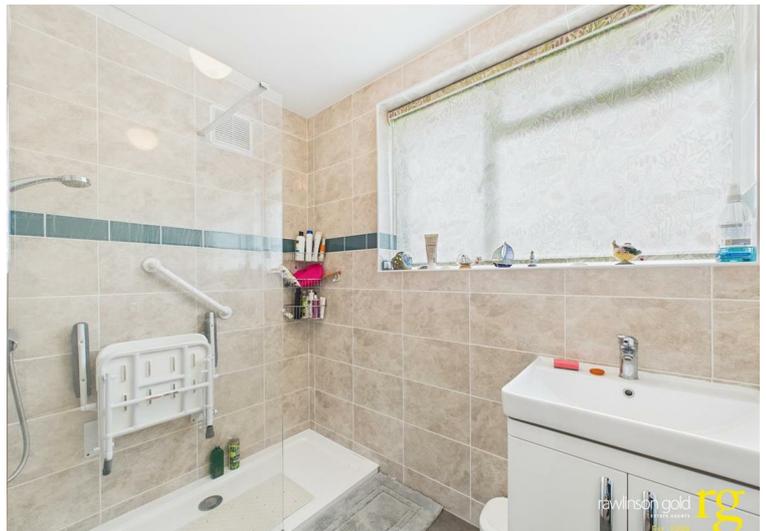
Charles Crescent is located off Lacelles Avenue which is in turn off Bessborough Road. This is approximately half a mile from Harrow on the Hill Metropolitan and Chiltern Line train station. St Annes and St Georges Shopping Centres are also within half a mile.

### **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).

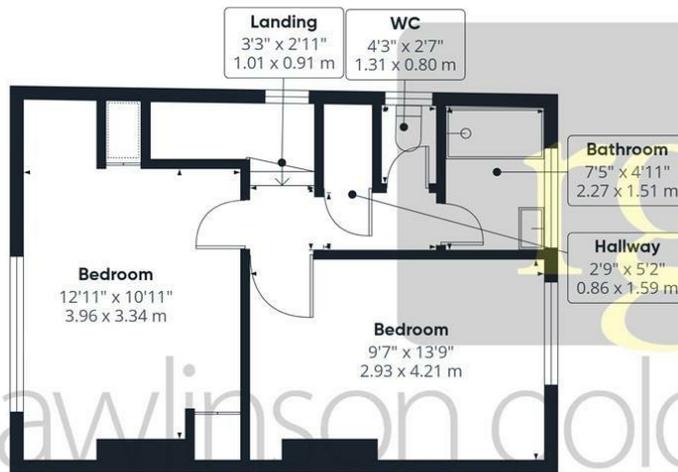
### **FREE MARKET APPRAISAL**

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.





Ground Floor



Floor 1

Approximate total area<sup>m</sup>

814 ft<sup>2</sup>

75.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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