



**Warham Road, Harrow**

**£599,950 Freehold**

This superb three bedroom, two bathroom family home is presented for sale in good decorative order and is to be sold with no upper chain. The accommodation features a modern fitted kitchen and a separate utility room which can be accessed via the spacious through lounge and dining area. This property is conveniently located for access to excellent transport and shopping facilities, including Harrow & Wealdstone Bakerloo and London Overground station, Harrow Leisure Centre and Byron Recreational Ground. A selection of schools can also be found nearby, including St. Joseph's and Belmont Primary School.

**EPC Rating: E**  
**Council Tax Band: E**

- Semi Detached Family Home • Three Bedrooms • Through Lounge • Extended Kitchen with Breakfast Bar • Two Bathrooms • Utility Room • Double Glazed Windows • Gas Central Heating System • Close To Train Station • No Upper Chain



rawlinson gold **rg**  
ESTATE AGENTS  
Est. 1904

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## **FURTHER DETAILS**

The accommodation on the ground floor comprises of an entrance porch, a hallway, a shower room, a utility room, an open-planned living/dinning area and an extended-kitchen to the rear, whilst to the first floor there are three good size bedrooms and a modern family bathroom. Outside there is off street parking to the front and a garden to the rear.

## **LOCATION**

This property is situated on Warham Road, which is located just off Locket Road. From here, trains into the centre of London can be accessed via the Bakerloo and London Overground lines, which can both be found within one mile at Harrow & Wealdstone train station. A comprehensive selection of schools are also accessible from this location, including St. Joseph's & Belmont Primary School and excellent shopping and leisure facilities within Harrow's town centre are a short distance away.

## **FREE MARKET APPRAISAL**

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

## **CONTACT RAWLINSON GOLD**

If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office on 020 8861 2020 or by email at [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk)





**Approximate total area<sup>(1)</sup>**  
934.70 ft<sup>2</sup>  
86.84 m<sup>2</sup>

**Reduced headroom**  
0.90 ft<sup>2</sup>  
0.08 m<sup>2</sup>



(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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