



**Charles Crescent, Harrow**

**£575,000 Freehold**

**A three bedroom corner sited double fronted semi detached home, that is to be sold with no upper chain. Situated within walking distance of Harrow's town centre, the house benefits from a ground floor guest cloakroom, a gas central heating system and has the potential for off street parking and to be extended, subject to the usual consents.**

**COUNCIL TAX BAND: D  
EPC RATING: E**

- Three Bedroom Semi Detached Home • Corner Sited • Double Fronted • Close To Harrow's Town Centre • No Upper Chain • Gas Central Heating • Potential For Off Street Parking



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### **FURTHER DETAILS**

The house comprises of an entrance hall, ground floor guest cloakroom, two reception rooms and a kitchen on the ground floor. Upstairs, off the landing, there are three bedrooms and a family bathroom. Outside the house enjoys gardens at the front and rear and also has the potential for off street parking, subject to the usual consents.

### **LOCATION**

Charles Crescent is located off Lacelles Avenue which is in turn off the A312, Bessborough Road. This is approximately 0.4 miles from Harrow on the Hill Metropolitan and Chiltern Line train station. St Annes and St Georges Shopping Centres are also within 0.5 miles.

### **CONTACT RAWLINSON GOLD**

If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office by telephone on 020 8861 2020 or by email at [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.



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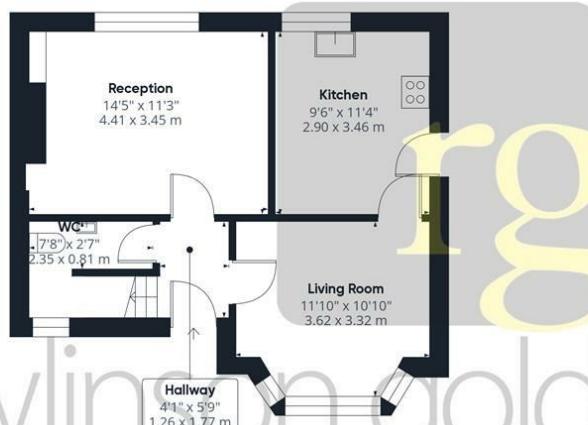
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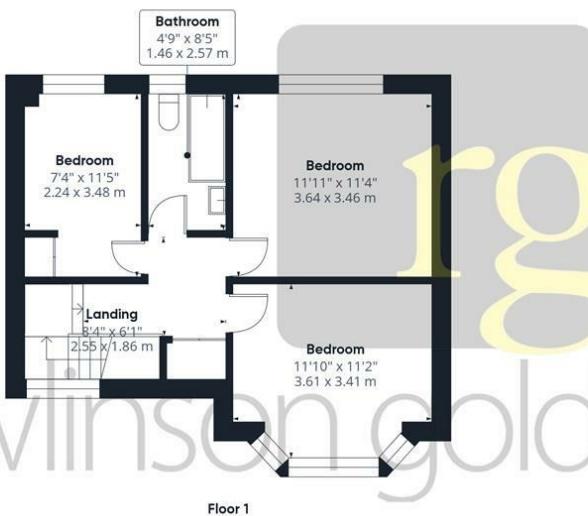
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Approximate total area<sup>(1)</sup>

902.55 ft<sup>2</sup>

83.85 m<sup>2</sup>



(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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