



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

Sefton Avenue

Harrow Weald HA3 5JP

- Three bedroom semi detached house with garage and own driveway
- Offered for sale in very good order throughout
- Gas central heating and double glazed windows

Asking Price Of **£500,000**

EPC Rating 'TBC'





Property Description

A THREE BEDROOM SEMI DETACHED HOUSE WITH CONSERVATORY AND GARAGE WITH OWN DRIVEWAY located on a popular road within very easy reach of facilities on the Harrow Weald High Road. As mentioned the property comes to the market in very good order throughout having been refurbished by the current owners. Benefits include double glazed windows, gas central heating, a new modern kitchen the aforementioned garage and own drive and rear garden of approximately 80ft in length. An internal viewing is highly advised by the owners Sole Agents.

The accommodation with approximate room sizes is arranged as follows:

Entrance Porch

Entrance Hall Radiator. Stairs to First Floor.

Lounge Double glazed window to front aspect. Radiator. Feature fireplace.

Kitchen/Diner Fitted with a range of modern eye and base





level units with roll top work surfaces to compliment. Single sink unit. Integrated dishwasher. Part tiled walls. Double glazed window to rear aspect. Wood flooring. Open to:-

Conservatory A well appointed conservatory with doors to two aspects. Wood flooring.

Landing Double glazed window to side aspect. Access to loft space.

Bedroom I Double glazed window to front aspect. Radiator.

Bedroom II Double glazed window to rear aspect. Radiator.

Bedroom III Double glazed window to front aspect.

Bathroom Panelled bath. Pedestal hand wash basin. Low level W.C. Part tiled walls. Radiator. Double glazed window to rear aspect.

General Information

Off Street Parking Driveway to the front of the property providing off street parking.

Garage Up and over door. Light and power. Door and window to rear aspect and garden. Plumbed for washing machine etc.

Rear Garden Well kept rear garden. Large raised patio area with steps down to area of lawn with flower borders.

Tenure Freehold.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements