



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

Monro Gardens

Harrow Weald HA3 6HH

- Three bedroom detached house
- Clean and tidy but in need of updating
- Garage with its own driveway
- Cul-de-sac location

Guide Price £700,000

EPC Rating '54'



Property Description

A THREE BEDROOM DETACHED HOUSE WITH GARAGE AND OWN DRIVEWAY located in a sought after cul-de-sac off the High Road in Harrow Weald within easy reach of facilities on the Harrow Weald High Road. The property is offered for sale in need of updating, which has been reflected within the price, and has ample scope to extend STPP. Benefits to the property include two reception rooms, a garage with its own driveway and No Upper Chain. Property is rarely available in this particular road, and we therefore advise an internal inspection.

**MONRO GARDENS
HARROW WEALD HA3**



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 1129.56 SQ. FT / 104.94 SQ. M
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1242.26 SQ. FT / 115.41 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.
 FLOOR PLANS ARE NOT DONE TO "SCALE".

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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 and 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