



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

Byron Road

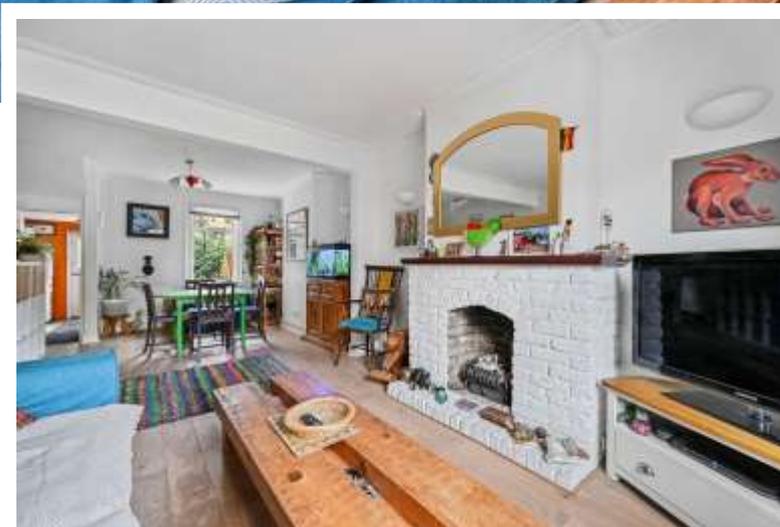
Wealdstone, Harrow HA3 7SY

- Two double bedroom
- Mid terraced house
- Modern finish
- Large rear garden with summer house

Offers in excess of **£450,000**

EPC Rating '67'





Property Description

A well presented TWO DOUBLE BEDROOM mid terraced house ideally located for access to Harrow and Wealdstone Station (Fast trains to Euston from 13 minutes and the Bakerloo line) and local shops and restaurants. On the ground floor the property has a large open reception room with space to dine featuring a working gas fireplace with engineered wooden flooring, a good sized kitchen with ample storage including appliances such as a dishwasher, washing machine, fridge freezer, gas hob and electric oven. From the kitchen there is access via a stable style door to the well maintained garden with a summer house to the rear. Upstairs there is a large family bathroom with bath, overhead shower, W.C and basin and two large double bedrooms. The property is well maintained throughout and internal inspection is highly advised.



RECEPTION ROOM 23' 11" x 14' 1" (7.3m x 4.3m)

KITCHEN 11' 9" x 9' 6" (3.6m x 2.9m)

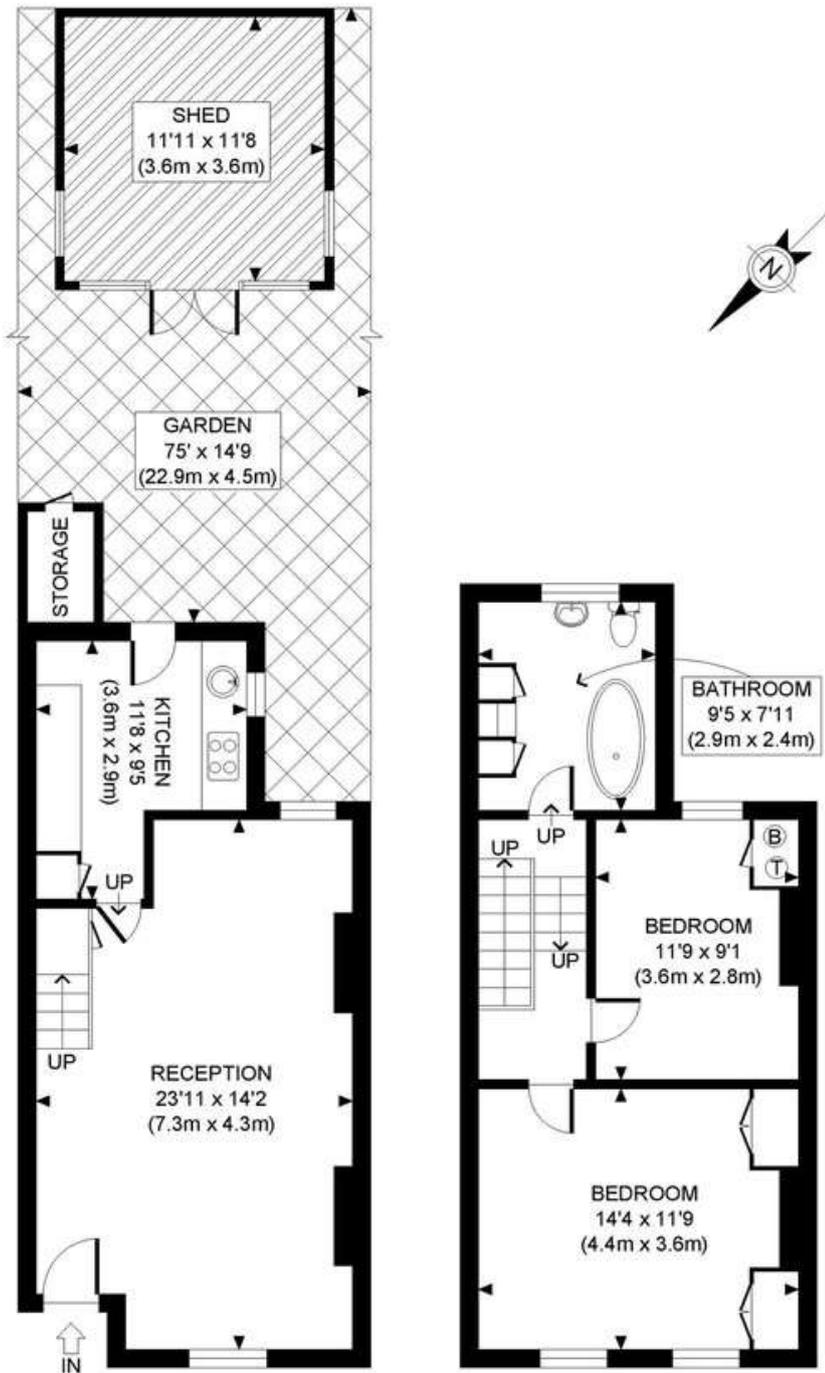
MASTER BEDROOM 14' 5" x 11' 9" (4.4m x 3.6m)

BEDROOM TWO 11' 9" x 9' 2" (3.6m x 2.8m)

BATHROOM 9' 6" x 7' 10" (2.9m x 2.4m)







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 405 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 421 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 826 SQ FT/ 77 SQM

PROPERTY PHOTO PLANS.COUK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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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