



HINTON & DOWNES  
*residential*

SALES, LETTINGS & MANAGEMENT

Sefton Avenue

Harrow Weald HA3 5JT

- Three bedroom semi detached house
- Garage with its own driveway
- Ample off street parking to the front
- Gas central heating and double glazed windows

Offers In Excess of £475,000

EPC Rating '57'







## Property Description

A THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE AND OWN DRIVEWAY offering tremendous potential for the new owner (subject to any consents being granted). The subject property sits on a bold corner plot location with both a garage to the side and ample off street parking to the front for several cars. The property is offered for sale in need of some updating but does benefit from gas fired central heating, double glazed windows and the added advantage of having No Upper Chain. An internal inspection come highly advised and comes strictly by appointment only.

The accommodation with approximate room sizes is arranged as follows:

Entrance Hall Radiator.

Through Lounge 21'10 x 11'3 (6.66m x 3.43m). Double glazed window to front aspect. Radiator. French doors to rear aspect and garden.

Kitchen 12'4 x 6'4. (3.76#m x 1.93m). Fitted with a range of eye and base level units with roll top work surfaces to compliment. Single drainer sink unit with mixer taps. Plumbed for washing machine. Gas cooker point. Part tiled walls.



Understairs storage cupboard. Double glazed door to rear and garden aspect.

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

Bedroom I 11'1 x 10'6. (3.38m x 3.20m). Double glazed window to front aspect. Radiator.

Bedroom II 10'6 x 9'11. (3.20m x 3.02m). Double glazed window to rear aspect. Radiator. Built in cupboard housing central heating boiler.

Bedroom III 6'1 x 6'1. (1.85m x 1.85m). Double glazed window to front aspect. Radiator.

Bathroom Panelled bath with mixer taps and shower attachment. Pedestal hand wash basin and Low level WC.

Fully tiled walls. Radiator. Double glazed window to rear aspect.

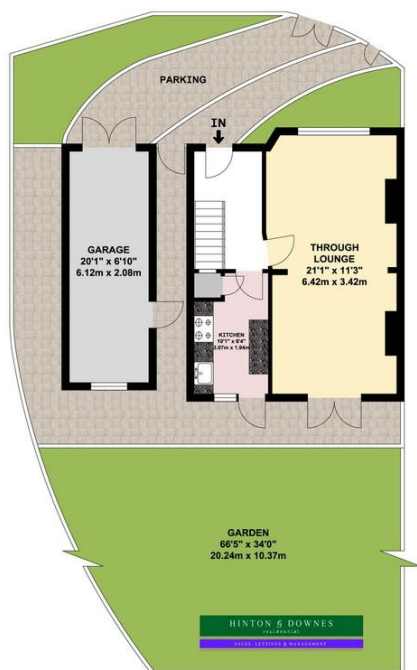
General Information

Front Garden Off street parking to the front.

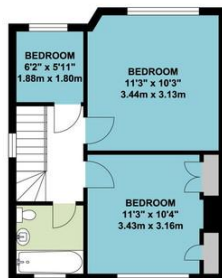
Garage The property benefits from a detached garage approached via own driveway. Up and over door. Power and light. Personal door to the rear garden

Rear Garden Approximately 80ft in length. Patio area leading to lawn with borders. Side access gate.

## SEFTON AVENUE HARROW HA3



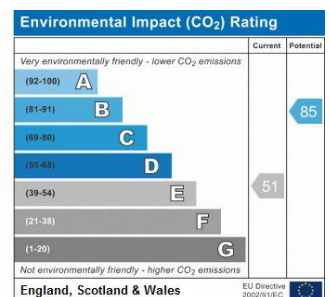
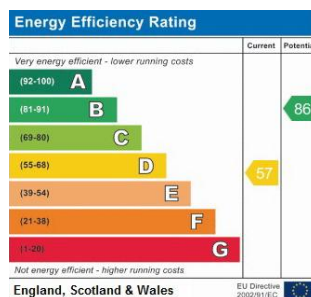
GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 721.82 SQ. FT / 67.06 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.



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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