



HINTON & DOWNES  
residential

SALES, LETTINGS & MANAGEMENT

Tallack Close

Harrow Weald HA3 7DN

- Two bedroom first floor maisonette
- Cul-de-sac location close to facilities
- Offered for sale in good order throughout
- Garage within the development

£325,000

EPC Rating '71'







## Property Description

We are extremely pleased to be able to offer for sale this TWO BEDROOM FIRST FLOOR MAISONETTE located in this purpose built development in a cul-de-sac off College Hill Road within easy reach of facilities. The property is offered for sale in good order throughout and benefits from gas fired central heating, double glazed windows, two double bedrooms and a garage located in a detached block to the rear. Further benefits include a good sized kitchen, modern bathroom suite and a 17'5 lounge. Offered with a very long lease (in excess of 900 years) and with a Share of Freehold. No Upper Chain. An internal inspection comes highly advised.

The accommodation with approximate room sizes is arranged as follows:

Entrance Hall      Storage cupboard. Access to loft space.  
Two further storage cupboards.

Lounge      Double glazed window to front aspect.

Kitchen      Well fitted with a good range of eye and base level units with roll top work surfaces to compliment. Single drainer



sink unit with mixer taps. Gas cooker point. Plumbed for washing machine. Part tiled walls. Double glazed window to front aspect.

Bedroom I            Double glazed window to rear aspect.  
Radiator.

Bedroom II           Double glazed window to rear aspect.  
Radiator.

Bathroom            Panelled bath with mixer taps and shower attachment. Pedestal hand wash basin. Low level WC. Tiled walls. Radiator. Double glazed window to side aspect.

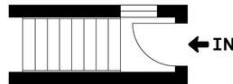
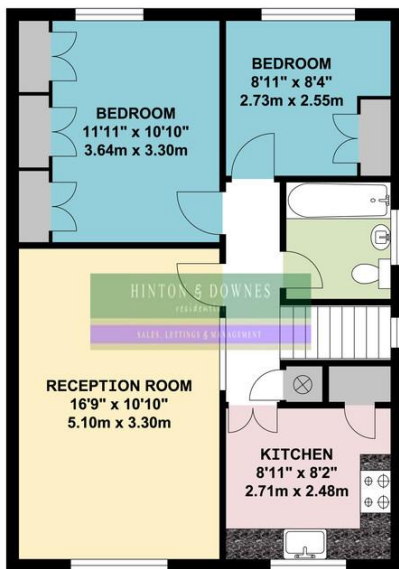
#### General Information

Garage    The property enjoys the benefit of a single garage in detached block to the rear of the development.

Tenure    Share of Freehold. 999 years lease from September 2001.



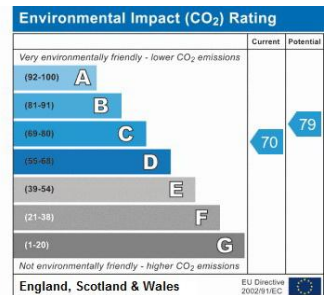
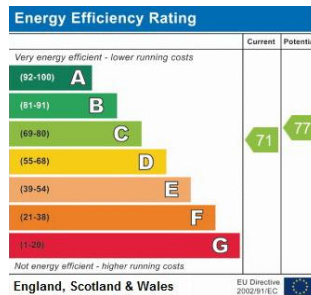
TALLACK CLOSE  
HARROW WEALD HA3



FIRST FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 583.18 SQ. FT / 54.18 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".



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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.