







## The Meadow Way

Harrow Weald, HA3 7BW

## £625,000

A chain free semi-detached bungalow situated on a large wide plot suitable for extending to the side and loft (subject to planning permission). The property also benefits from two reception rooms, two or three bedrooms, conservatory, garage own drive and a south facing rear garden. Located just off the High Road approx 3/4 mile from Harrow & Wealdstone station & approx 1/2 mile from the Uxbridge Road with access to Stanmore. EPC Rating: to be confirmed.



GARDEN 62'9" x 48'1" 19.11m x 14.67m BEDROOM 13'3" x 8'2" 4.04m x 2.48m CONSERVATORY 1 11'5" x 8'2" 3.48m x 2.48m BEDROOM 12'5" x 9'7" 3.79m x 2.91m RECEPTION 12'11" x 11'10" 3.93m x 3.61m SHED 9'6" x 7'6" 2.90m x 2.27m KITCHEN 11'5" x 7'0" HALL 3.47m x 2.13m BEDROOM 11'7" x 9'5" 3.52m x 2.87m GARAGE 16'2" x 8'0" 4.93m x 2.44m RECEPTION 11'7" x 11'5"



EPC Rating: to be confirmed.

TOTAL FLOOR AREA : 1124 sq.ft. (104.5 sq.m.) approx. I OTAL FLOOVE ARCA: 1124 sQLI, 1204.5 sQLID) application of the forogina contained here, measurements of doors, windows, nooms and any other tierns are approximate and no responsibility is taken for any error, and any other tierns are approximate and no responsibility is taken for any error, prospective purchaser. The services, systems and applications shows have no taken taked and no guarantee as to their operatility or efficiency can be given. Made with Mergine X202.

3.54m x 3.47m

PORCH

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Agents Note: Whilst every care has been taken to prepare these 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 buy ers/tenants are advised to recheck the measurements

**GROUND FLOOR** 1124 sq.ft. (104.5 sq.m.) approx.