



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

Mepham Crescent

Harrow Weald HA3 6QX

- Three bedroom BISF type house with space at the side
- Scope to extend (stpp)
- Offered for sale in very good order throughout
- Gas fired central heating and double

Asking Price Of £439,950

EPC Rating '63'





Property Description

ENTRANCE HALL Understairs storage. Radiator.

20' 8" x 13' 11" (6.3m x 4.24m) Double glazed window to front aspect. Radiator. Patio doors to rear aspect and garden. Wood flooring.

KITCHEN 14'1' 11'6" (4.55m) Well fitted with a range of eye and base level with roll top work surfaces to compliment. Single drainer sink unit with mixer taps. Plumbed for washing machine. Built in oven and hob with extractor hood over. Part tiled walls. Door to shower room.

SHOWER ROOM Sower cubicle. Pedestal hand wash basin. Low level WC.

BEDROOM I 13' 7" x 11' 11" (4.14m x 3.63m) Double glazed window to front aspect. Radiator.

BEDROOM II Double glazed window to rear aspect. Radiator.

BEDROOM III Double glazed window to front aspect.





Radiator.

BATHROOM Panelled bath with mixer taps and shower attachment. Inset vanity wash hand basin. Low level W.C. Part tiled walls. Radiator. Double glazed window to rear aspect.

GENERAL INFORMATION Front Garden Path to front door and extensive side garden (see photograph).

Side Garden The property is sited on an unusually wide corner plot which may give scope to either extend the existing property or construct a larger garage/outbuildings (subject to all the usual consents being granted by the local authority). At present there is a single garage.

Rear Garden Triangular and approximately 40ft. The rear garden also extends around to the side of the property creating an enclosed and private area.

Tenure Freehold.

