



26 Bengarth Drive, Harrow, HA3 5HZ
Asking Price £575000

Winkworth Harrow are delighted to offer to the market this CHAIN FREE bright and spacious three bedroom semi-detached family home.



DESCRIPTION

The property is set in a quiet cul-de-sac a short walk from all of the local amenities and transport links in Harrow Weald and Wealdstone. Newly refurbished, the features of the house include external wall insulation, loft insulation, double glazing, an energy efficient boiler with Hive smart thermostat control, new radiators and energy efficient lighting. Electrical and gas safety certificates were obtained for all relevant works.

Alongside a new kitchen and bathroom there is new carpeting and flooring throughout the property to finish the fresh contemporary aesthetic. The addition of large French doors provides light to the ground floor living area and access to a large functional deck ideal for entertaining guests in the summer. Further benefits include a through lounge, separate WC, and a large south-east facing rear garden with a new shed and fencing. The carport to the rear of the garden provides off street parking for multiple cars and is accessible via Nicola Close. The property can also be extended in a number of ways, via an extension to the rear, loft conversion and also a large garage at the rear of the garden. These suggested works are subject to planning permission.

This house would be ideal for family occasions and is in a sought-after location within close proximity to excellent schools, such as The Sacred Heart Language College rated outstanding by Ofsted. There is a wealth of amenities nearby including a library, sports leisure centre and multiple parks. Harrow Weald High Street is within walking distance and features a wide range of restaurants, shops, a gym and a good selection of supermarkets including Waitrose.

Conveniently located for commuters, both Harrow & Wealdstone and Headstone Lane rail / overground train stations are within a 10-15 minute walk or a short bus ride away. Travel to central London is 19 minutes to Euston via direct rail from Harrow & Wealdstone.

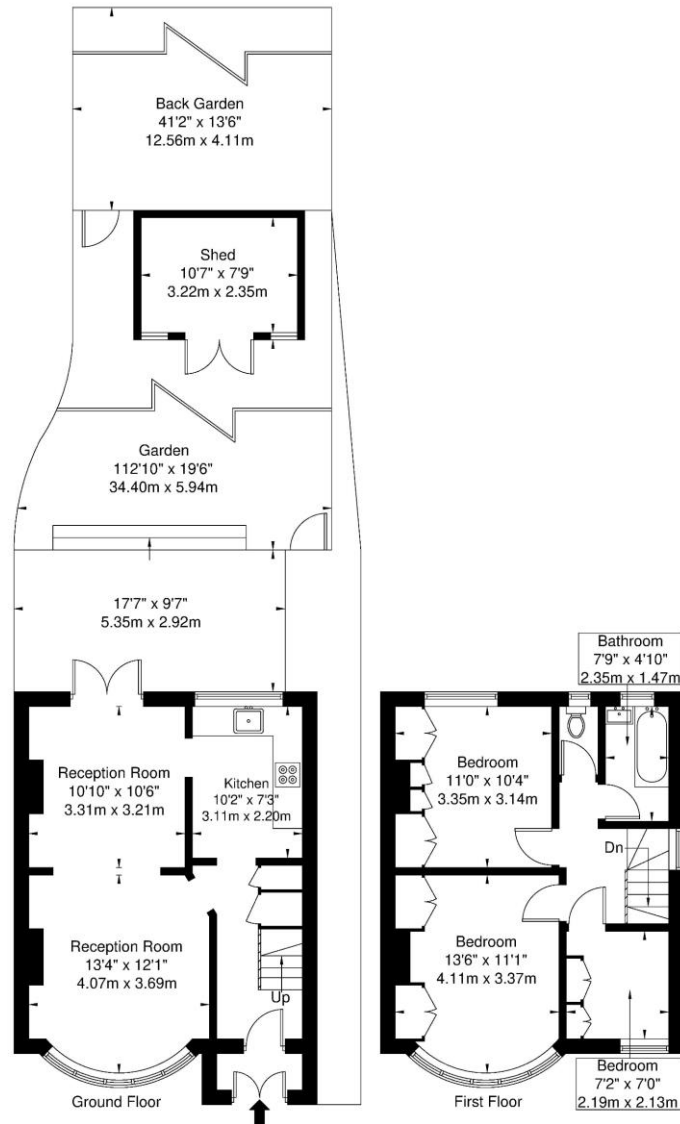


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Approx. Gross Internal Area = 80.9 sq m / 871 sq ft

Shed = 7.5 sq m / 80 sq ft

Total = 88.4 sq m / 951 sq ft



Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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FREEHOLD

EPC RATING C

COUNCIL TAX BAND D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89 B
(69-80) C	75 C	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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