



**ELMGROVE ROAD, HARROW, HA1**

**£460,000 FREEHOLD**

## DEVELOPER OR DIY HEAVEN

Winkworth Harrow are pleased to present this extended Three bedroom, one bathroom End Of Terrace house which is need of full modernisation.

Elmgrove Road is situated off the Station Road, within easy reach of local shops, schools, bars and restaurants and transport links, including Harrow on the Hill Station on the Metropolitan & Piccadilly Line, Harrow & Wealdstone Station with both the overground train line and the Bakerloo underground line and Northwick Park Station on the Metropolitan Line.

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## DESCRIPTION:

The property has been owned by the currently family for over 50 years. The ground floor comprises an entrance hallway, two separate reception rooms and a kitchen which opens onto the reception room. The first floor has three bedrooms, a bathroom and a separate WC. Outside, to the front of the property there is a garden. To the rear, there is a private garden with a lawn and large shed.

Freehold, Council tax Band D, EPC rated E



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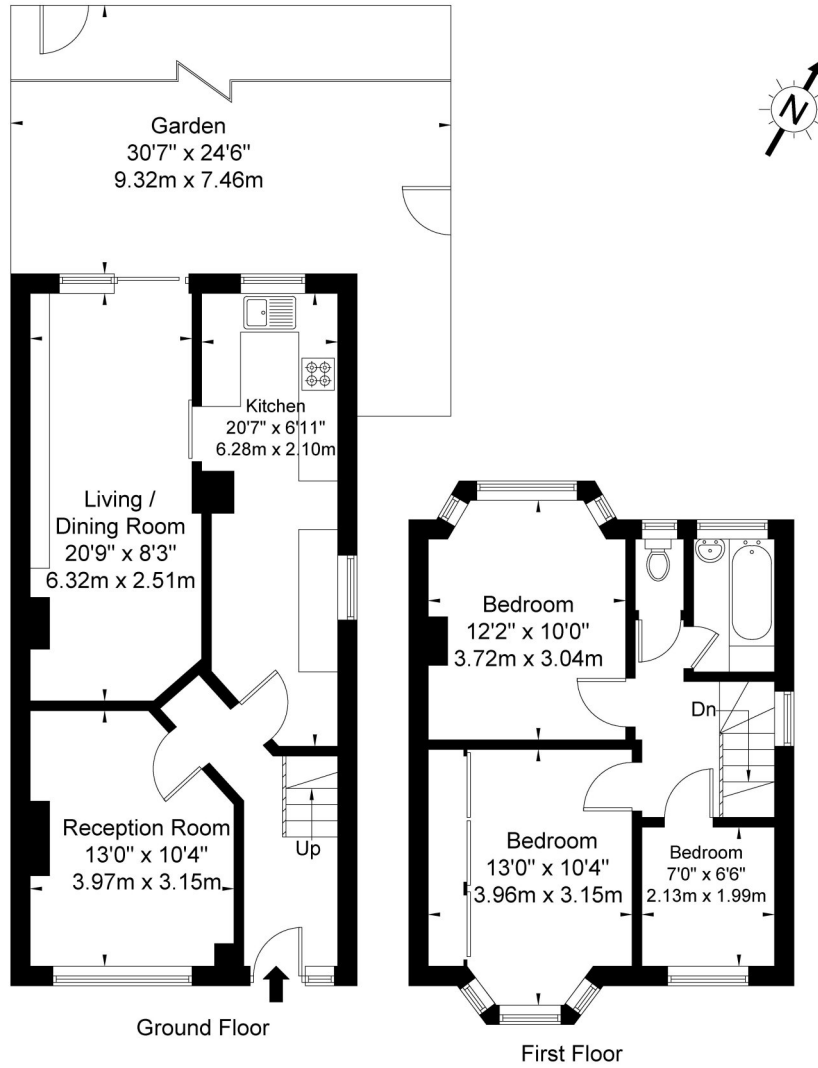


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# Elmgrove Road Harrow HA1 2QH

Approx Gross Internal Area = 86.9 sq m / 935 sq ft



Ref

Copyright **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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-)	<b>A</b>
(81-91)	<b>B</b>
(69-80)	<b>C</b>
(55-68)	<b>D</b>
(39-54)	<b>E</b>
(21-38)	<b>F</b>
(1-20)	<b>G</b>
Not energy efficient - higher running costs	
	<b>86</b>
<b>47</b>	

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