



73 Locket Road, Harrow, HA3 7NQ

Price Offers Over £570,000 Freehold

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 **Churchills**Bushey



Price Over Over £570,000

73 Locket Road, Harrow, HA3 7NQ

- 3 Bed End Of Terrace House
- Scope to Develop/ Extend STPP
- High Ceilings
- Camera System
- Garage & Off Street Parking
- Close To Station
- No Upper Chain
- Energy Rating: E

A BRIGHT 3 BEDROOM END OF TERRACE HOUSE, WITH HIGH CEILINGS THROUGHOUT, ENTRANCE HALL, LIVING ROOM, DINING ROOM OPEN PLAN TO MODERN KITCHEN, 3 BEDROOMS, FULLY TILED BATHROOM, GAS CENTRAL HEATING, DOUBLE GLAZING, REAR GARDEN, GARAGE TO THE REAR OF THE PROPERTY, OFF STREET PARKING TO THE FRONT FOR UP TO 3 CARS, WITHIN 10 MINS WALK OF HARROW & WEALDSTONE STATION, & WALKING DISTANCE OF WEALDSTONE HIGH STREET, SCOPE FOR DEVELOPMENT/ EXTENSION STPP OFFERED FOR SALE WITH NO UPPER CHAIN







ENTRANCE HALL

Engineered wood flooring, staircase to the first floor

LIVING ROOM 15'3" (4.65m) x 11'2" (3.4m)

Double aspect room with double glazed window to the front and side bays, engineered wood flooring, attractive fireplace feature

DINING ROOM 12'6" (3.81m) x 10'7" (3.23m)

Double aspect room with double glazed patio doors leading on to the garden and double glazed windows to side bay, tiled flooring , inset spotlights, open plan to

KITCHEN 13'8" (4.17m) x 6'2" (1.88m)

Range of modern wall and base units, working surfaces, sink unit, Neff induction hob, Neff integrated electric oven, integrated Smeg extractor, integrated slimline dishwasher, plumbing for washing machine, wall mounted gas fired central heating boiler, inset spotlights, tiled flooring double glazed window to the rear aspect

FIRST FLOOR LANDING

Access to loft

BEDROOM 1 15'3" (4.65m) x 10'6" (3.2m)

Double aspect room with double glazed windows to the front and side bays, attractive fireplace feature

BEDROOM 2 12'6" (3.81m) x 9'10" (3m)

Double aspect room with double glazed window to the side bay and double glazed window to the rear aspect, attractive fireplace feature

BEDROOM 3 8'4" (2.54m) x 6'5" (1.96m)

Double glazed window to the front aspect

BATHROOM

Fully tiled with fitted bath, independent shower cubicle, wash hand basin with drawer under, low flush wc, chrome heated towel rail, inset spotlights, double glazed window to the rear aspect

OUTSIDE

REAR GARDEN

Covered block paved patio area, lawn

GARAGE

To the rear of the garden approached off Byron Road, with up and over door to the front and personal door leading in to the garden

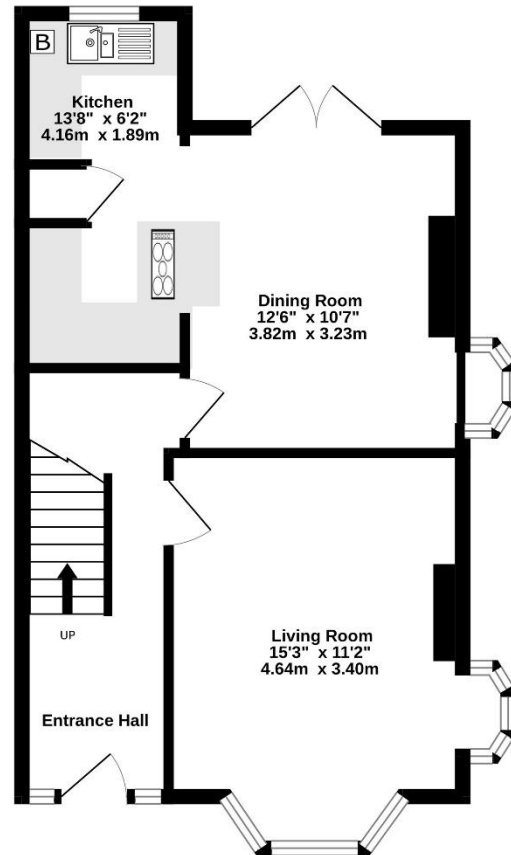
OFF STREET PARKING

To the front of the property via block paved pathway

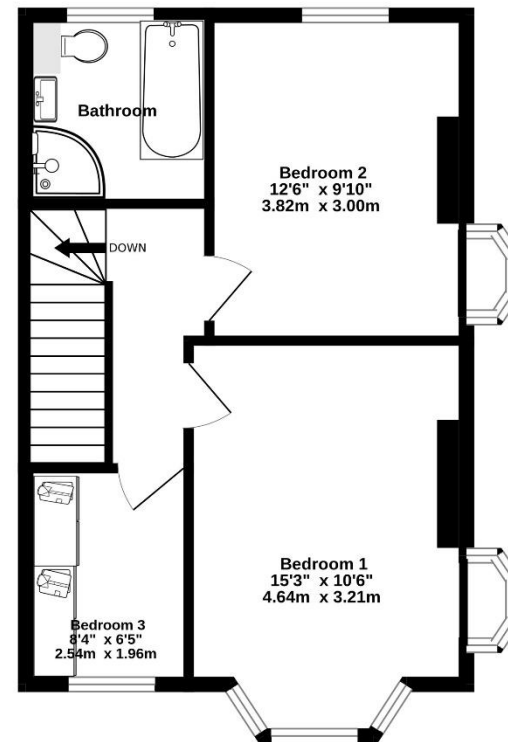
COUNCIL TAX

London Borough of Harrow, Tax Band D


Ground Floor

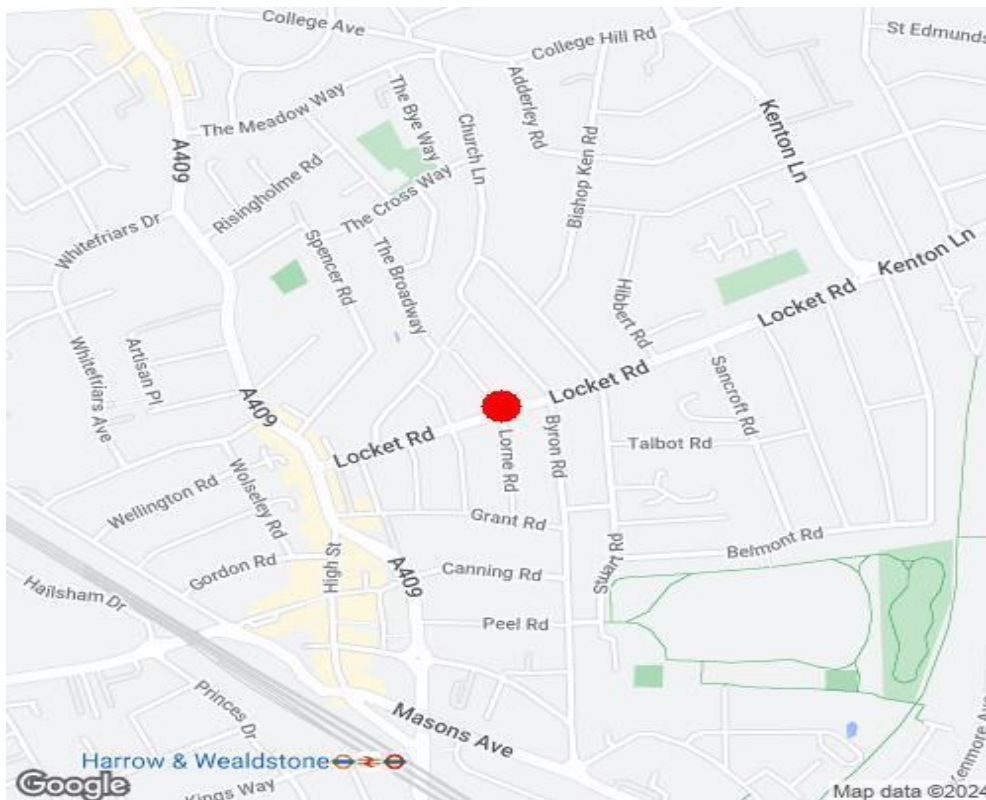


1st Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Part of the **F** fairfield family



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Important Notice:

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only, and these should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.