



£525,000 | Freehold

Bruce Road, Harrow, Greater London, HA3 5DZ

Charles  
Russell  
ESTATE AGENTS



## Key Features & Description

3 Bedroom Property

Extended Kitchen

Garden

Freehold

Storage place

Off street parking

Fully tiled bathroom

Good Central Heating System

Easy access to shops, schools and amenities

10 Minutes walk to the Harrow Wealdstone station

Charles Russell is pleased to offer you this well maintained three-bedroom mid-terraced house. The property features two spacious double bedrooms and a single bedroom, a generous lounge/living room, a separate modern kitchen with access to extended kitchen and a fully tiled bathroom. Additionally, the house has generous sized garden with storage. You will benefit from tiled and carpet flooring and good central heating system that ensures that the house is comfortable and easy to maintain. With off street parking in front of the property. The external private garden is well-maintained and provide a peaceful retreat. The house is also conveniently located near local shops, transport links, and parks, making it an ideal choice for those who value ease of access. The property is situated within walking distance to Harrow Wealdstone High Street shops, with nearby schools and a park for outdoor recreation. The house is also just a short 10-minute walk from



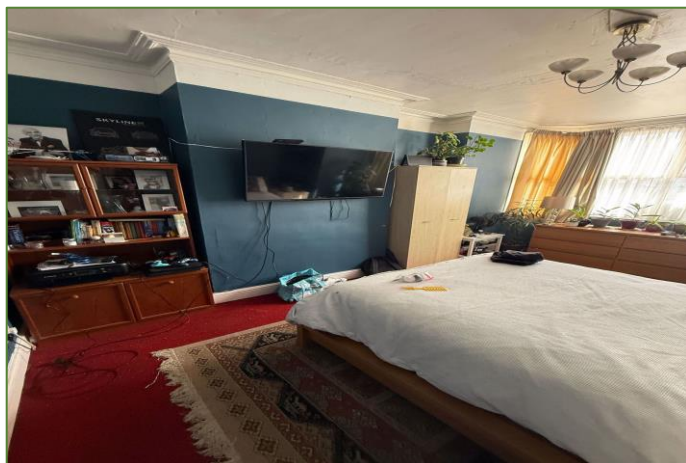




**Living Room :** 15' 11" x 11' 2" (4.84m x 3.41m)  
Newly fitted grey carpet flooring, white and purple painted walls and ceiling throughout, wall mounted radiator, and new double-glazed window.

**Dining room:** 11' 2" x 15' 2" (3.4m x 4.63m)  
Fitted grey carpet flooring, white and purple painted walls and ceiling throughout, wall mounted radiator, and access through the kitchen.

**Kitchen:** 7' 5" x 5' 3" (2.27m x 1.6m)  
Fitted white matt kitchen base and wall units, gas cooker with oven, tiled flooring, white painted walls and ceiling throughout. Access extended kitchen.



**Bedroom 1 :** 15' 11" x 11' 1" (4.85m x 3.39m)  
Red coloured carpet, front aspect UPVC double glazed windows, wall mounted radiator, coloured painted walls and white ceiling.

**Bedroom 2 :** 11' 6" x 9' 7" (3.5m x 2.92m)  
Red coloured carpet, UPVC double glazed windows, wall mounted radiator, coloured painted walls and white ceiling.





**Bedroom 3:** 7' 5" x 6' 7" (2.25m x 2.0m)

Red coloured carpet, back aspect UPVC double glazed windows, wall mounted radiator, coloured painted walls and white ceiling.

**Extended Kitchen:** 9' 6" x 15' 5" (2.9m x 4.71m)

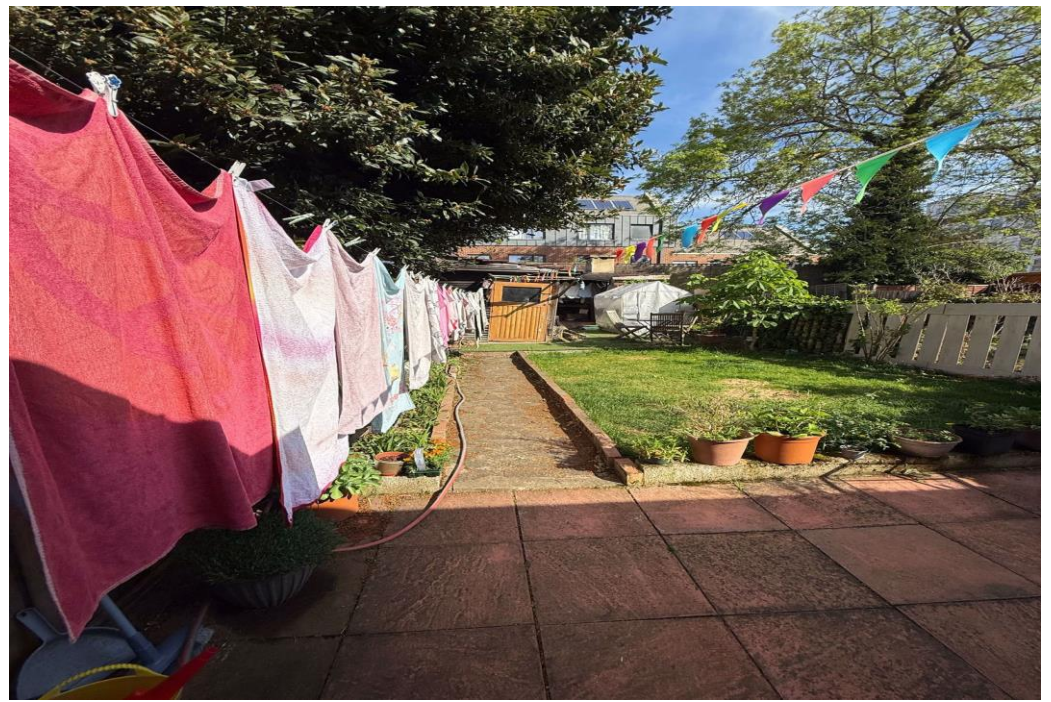
Extended kitchen leading to the garden, fitted grey matt kitchen base walls and ceiling throughout.

**Family Bathroom:**

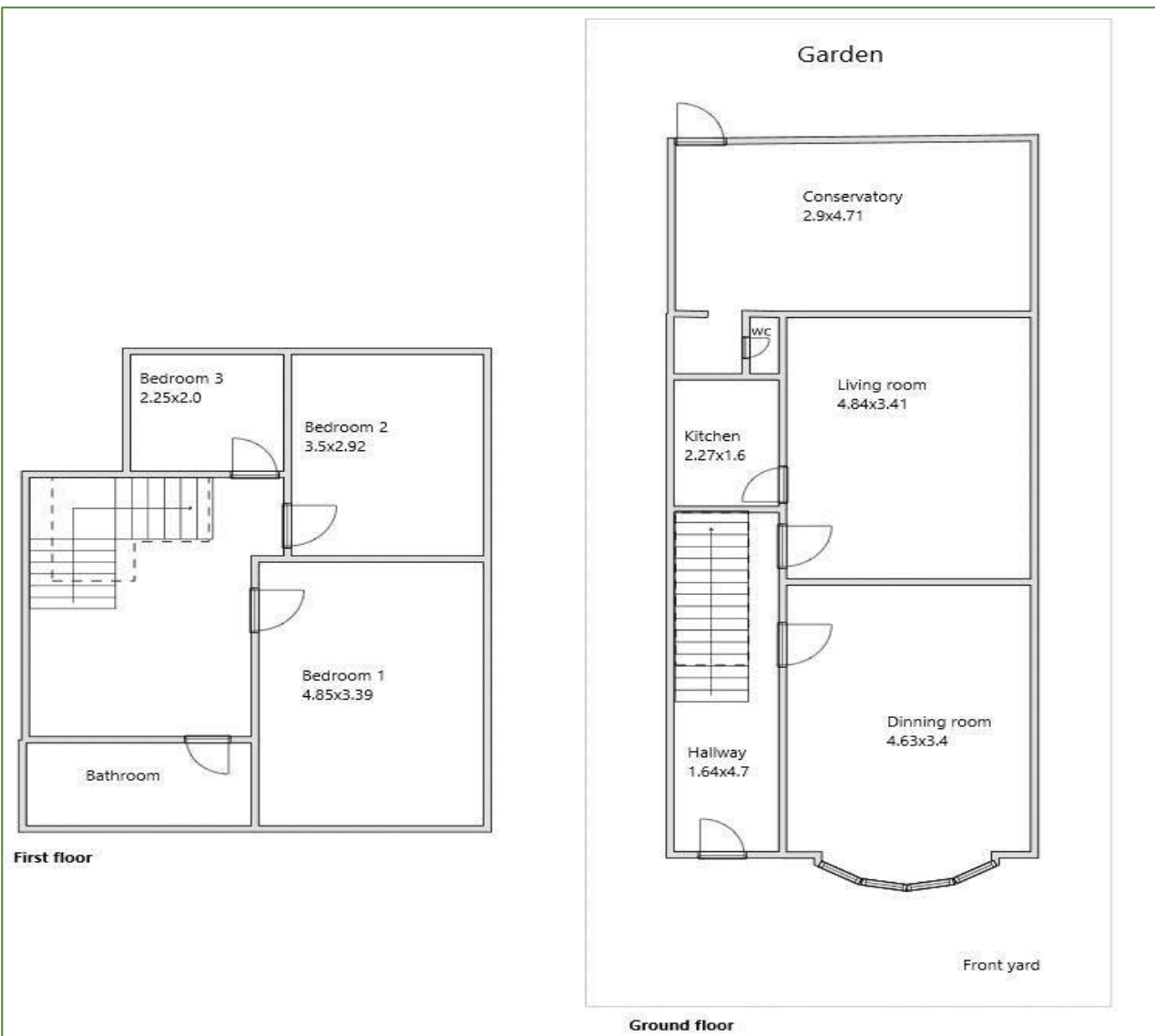
Well maintained bathroom, with fully tiled walls and floor, bathtub and radiator.

**Rear Garden:**

Generous sized garden with paved patio with storage space at the end of it.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



Charles  
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We have prepared this property particulars as a general guide to a broad description of the property. We have not carried out a structural survey and the specific fittings have not been tested. All pictures, measurements and floor plans are given as a guide only.

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