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**ROBERTSON
PHILLIPS**
Estate Agents



Carrington Square, Harrow

Guide Price £465,000



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No Upper Chain. Three Bedroom Mews style property situated in this secluded development (Carrington Square) within easy reach of local shops, schools and transport and mid way between Hatch End and Stanmore, each with their own stations.

Comprising entrance porch, lounge/dining room, fitted kitchen, three bedrooms and bathroom/wc. Benefits include gas central heating, garage in nearby block and garden.



Ground Floor
Entrance Porch

Door to:
Lounge 16' 4" x 11' 5" (4.97m x 3.48m)
Window to front, Storage cupboard under stairs,
door to:

Kitchen 11' 5" x 8' 7" (3.48m x 2.61m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, electric fan assisted oven, four ring hob with extractor hood over, window to rear, door to:



First Floor

Bathroom

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC.

Bedroom 1 11' 5" x 8' 7" (3.48m x 2.61m)

Window to rear overlooking the garden.

Bedroom 2 11' 5" x 7' 9" (3.48m x 2.36m)

Two windows to front and double wardrobe.

Bedroom 3 11' 4" x 7' 4" (3.45m x 2.23m)

Window to front.

Garden 34' 0" x 0' 0" (10.36m x 0.00m)

Walled garden with small patio area, lawn and gate to side.

Garage

Located in block to the rear of the property along with an allocated parking space.

Council Tax Band: E

EPC Rating: D

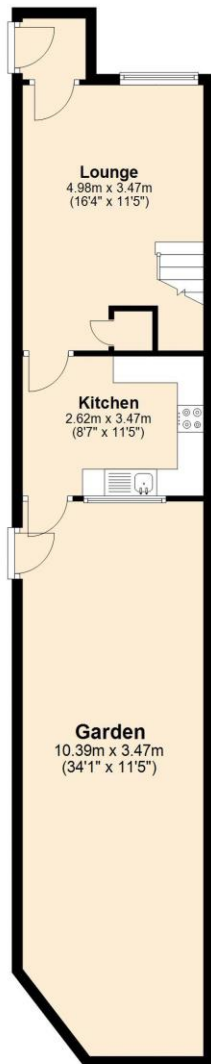
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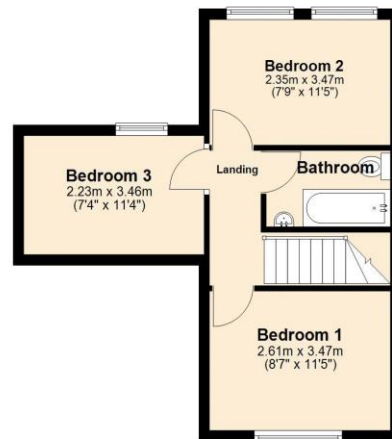
KEY FEATURES:

- Three Bedrooms ● Fitted Kitchen ● Garage ● Garden ● Updating Required ● No Onward Chain ● Quiet Location

Ground Floor
Approx. 28.2 sq. metres (304.0 sq. feet)



First Floor
Approx. 34.8 sq. metres (374.2 sq. feet)



Total area: approx. 63.0 sq. metres (678.2 sq. feet)

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



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.