

**WARGRAVE ROAD, MIDDLESEX, HA2**  
**£510,000 FREEHOLD**

**CALLING ALL FIRST-TIME BUYERS!**

**Tenure: Freehold**  
**Council Tax Band: D**  
**EPC Rating: D**

**Harrow | 020 8861 3933 | harrow@winkworth.co.uk**



### DESCRIPTION:

Winkworth Harrow are proud to present to the Sales Market, this gem of a family home.

This charming three bedroom terraced house boasts bright, light-filled interiors and neutral hues, displaying a sense of modernity and serenity. The well-proportioned rooms offer ample space for both relaxation and entertainment. The kitchen is thoughtfully designed, featuring modern appliances and plenty of storage options.

This well-appointed three bedroom home offers open plan ground floor accommodation and a private rear garden.

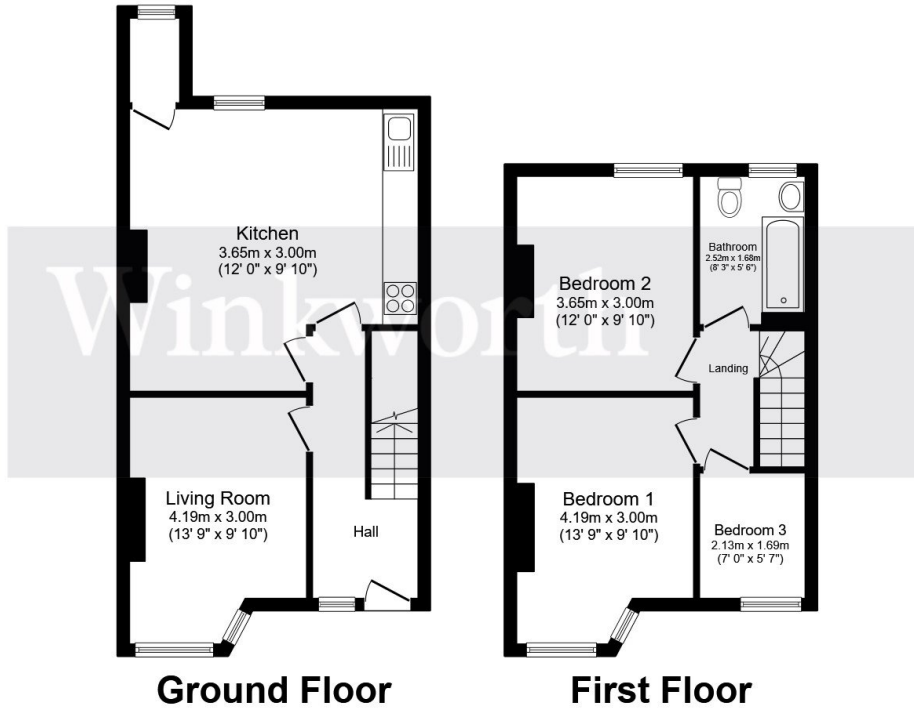
Other notable features include a driveway with parking for two cars, providing convenience and ease of access for residents and visitors alike.

With its central location and proximity to local amenities, transportation links, and schools, this property is an ideal starter home.

Don't miss the chance to transform this property into your dream home in a sought-after location







Total floor area 79.7 sq.m. (858 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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
Most energy efficient - lower running costs			
(92-100)	<b>A</b>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	