







Aberdeen Road, Harrow

- Private Rear Garden
- Family Bathroom
- Ground Floor
- Share of Freehold
- Ideal First-Time Purchase or Investment

Tenure: Leasehold - Share of Freehold

£300,000

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Aberdeen Road, Harrow

DESCRIPTION

Stanmore Hunters are delighted to offer to the market this spacious two-bedroom ground floor flat, ideally situated on the popular Aberdeen Road in Harrow. Offering well-proportioned accommodation throughout, the property combines generous living space with a private rear garden and the added benefit of a share of freehold.

The property comprises a welcoming entrance hall with excellent storage, leading into a bright and spacious reception room, ideal for both everyday living and entertaining. There is a separate fitted kitchen with a good range of wall and base units, ample worktop space and room for appliances.

The property further benefits from two well-proportioned bedrooms, providing comfortable accommodation for a couple or family, with the second bedroom also offering flexibility as a home office or guest room. A well-appointed family bathroom completes the accommodation.

A particular highlight is the private rear garden, providing a fantastic outdoor space for relaxing, gardening and entertaining during the warmer months.

Aberdeen Road is conveniently positioned for a range of local shops, amenities and schools, with excellent transport links providing easy access to Harrow town centre and surrounding areas. The location is well suited to both commuters and those looking to enjoy the convenience of nearby amenities.

Further benefits include a share of freehold, private rear garden and generous storage throughout. this spacious ground floor flat offers an excellent opportunity for first-time buyers, families and investors alike and should be viewed internally to be fully appreciated.

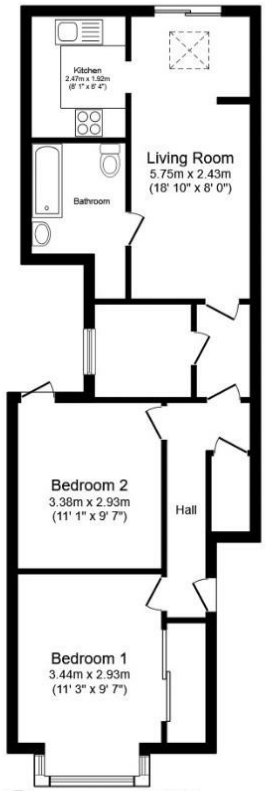
Early viewing is highly recommended.











Ground Floor

Total floor area 61.3 sq.m. (660 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

Viewing

Please contact our Hunters Stanmore Office on 0203 667 1333 if you wish to arrange a viewing appointment for this property or require further information.

6 Station Parade, Harrow, HA3 8SB
Tel: 0203 667 1333 Email:
stanmore@hunters.com https://www.hunters.com

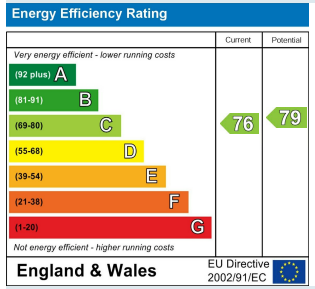
The Property Ombudsman

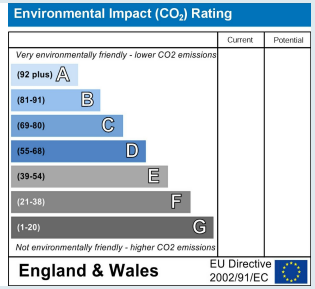
APPROVED CODE TRADINGSTANDARDS.UK

Council Tax: C

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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