



College Road,
Greater London,
HA3 6EB

£450,000



2-Bedroom End-of-Terrace Home – Priced to Sell

This well-located two-bedroom end-of-terrace property is perfect for buyers seeking both convenience and excellent transport links. Ideally positioned near shopping amenities, it is just a short distance from Harrow & Wealdstone Bakerloo Line station, offering a swift 20-minute commute to Central London. Additionally, multiple bus routes (140, 182, 340, and 245) provide direct connections to London and Watford.

Key Features:

- Two generously sized double bedrooms
- Bright and spacious separate lounge
- Well-appointed fitted kitchen
- Off-street parking
- Private rear garden

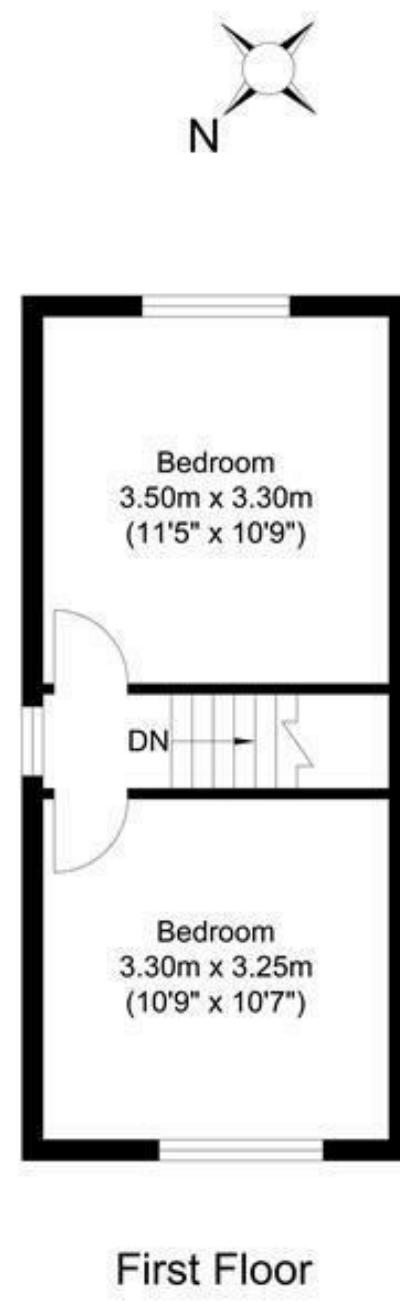
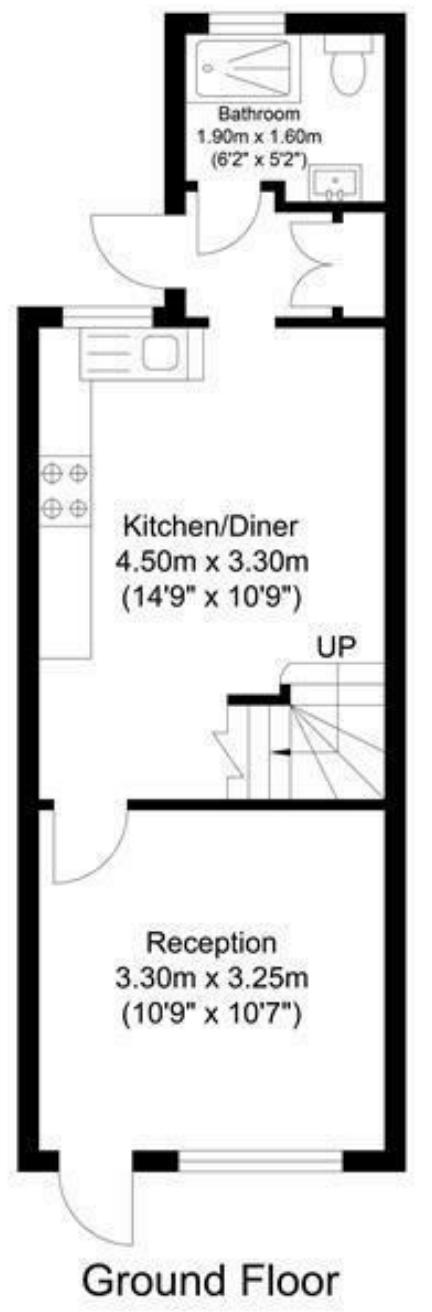
Early internal viewing is highly recommended to fully appreciate the space and prime location this home offers.

To arrange a viewing, call 020 3667 1333 today.



Approx Gross Internal Floor Area : 57.12 sq m. (614.83 sq. ft.)

Garden Measurement - (16.10m x 3.50m = 52'9" x 11'5")



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Tenure: Freehold
Council Tax Band: D

- 2 DOUBLE BEDROOMS
- OFF-STREET PARKING
- GARDEN
- CLOSE TO SHOPS
- CLOSE TO TRANSPORT LINKS
- END OF TERRACE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.