



Hamilton Crescent, South Harrow, HA2

Asking Price £415,000

 2  1  1  C



Asking Price £415,000

# Hamilton Crescent

South Harrow, HA2 9JD

- No Upper Chain
- Two Bedrooms
- Fitted Kitchen
- Spacious Garden
- Mid Terraced House
- Reception Room
- Gas Central Heating
- Family Bathroom

This rarely available two bedroom house is located on a quiet residential road just minutes from Rooks Heath School. Advertised chain free and offering a quick turnaround for buyers. the property has a generous rear garden, a spacious reception room and two double bedrooms.



## INTERNAL

Mid Terraced House comprising of front door opening into hallway with stairs to first floor, reception room with hardwood flooring and dual aspect windows making it a lovely bright room, a door from the reception leads to the fitted kitchen with wall and base units, built under oven with gas hob and extractor over. Stairs to first floor landing with doors to two double bedrooms, the primary bedroom has two large windows, fully tiled family bathroom with panel enclosed bath, pedestal wash basin and wc. The property has gas central heating and double glazing.

## EXTERNALLY

Pretty frontage with lawn and path to front door. Back garden with patio area, lawn with path to the end of the garden.

## LOCATION

Hamilton Crescent is located equal distance to both Rayners Lane and South Harrow's tube stations 0.8 miles away with their busy shopping centres. Local schools include Heathland Primary just over 100 yards from the property, Newton Farm Nursery and Infant School and Earlsmead both within approx. 700 yards. Rooks Heath High School is a mere 230 yards away.



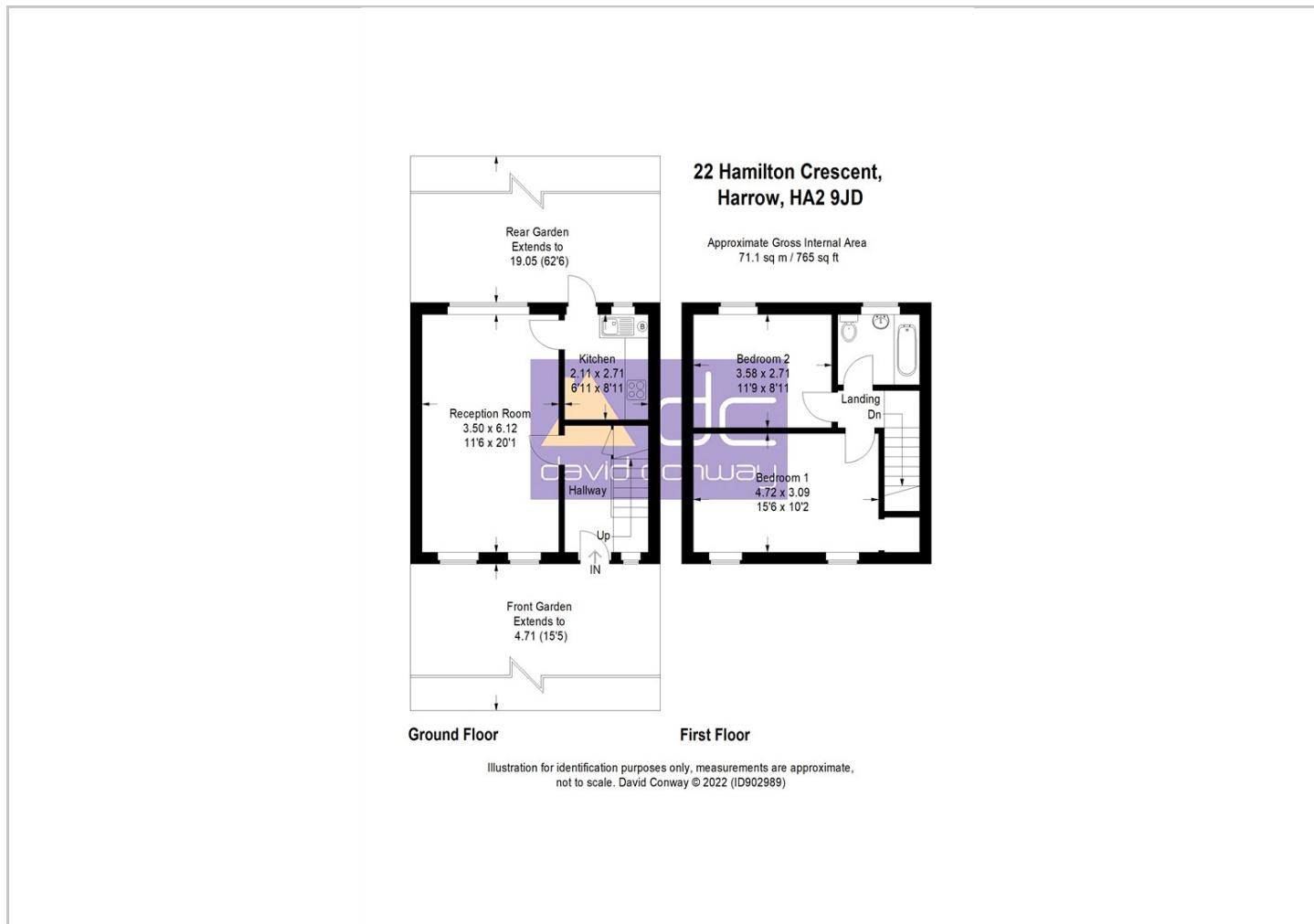
**Council Tax Band - D**

Freehold

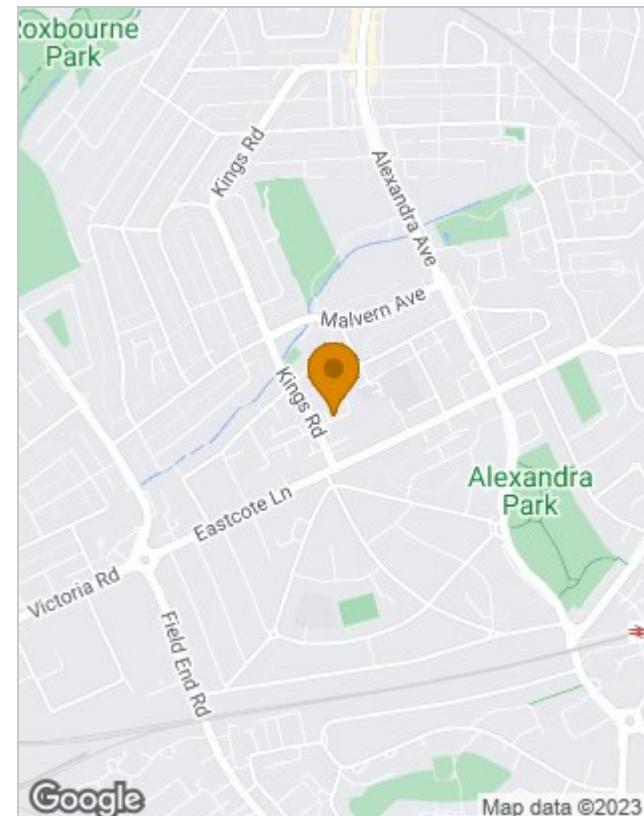




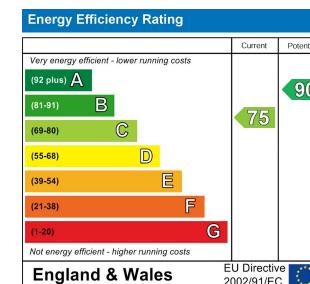
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.