







Auction Guide
£500,000

 3  2  2  D

Torbay Road
Harrow, HA2 9QD

- Three bedroom extended House
- Immediate 'exchange of contracts' available Being sold via 'Secure Sale'
 - Two spacious reception rooms
 - Modern kitchen with ample storage
 - Ground and 1st Floor Bathrooms
- Loft Room with Velux Windows and Eaves Storage
 - Private garden
 - Double glazing
- Within walking distance to South Harrow Station and shops
 - Freehold

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £500,000. A generously extended three bedroom, two-bathroom freehold house ideally located within walking distance of South Harrow Station (Piccadilly Line) and a variety of local shops and amenities. The home boasts two bright reception rooms, a modern kitchen with ample storage and direct garden access, and a loft room with velux windows and eaves storage . Additional benefits include double glazing, a private garden with decking and patio areas, and off-street parking for two cars. This chain-free property is being sold via Secure Sale online auction with the opportunity for immediate exchange of contracts.

Local Authority: Harrow
Council Tax Band: D
Tenure: Freehold





INTERNALLY

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £500,000 The ground floor features two generously sized reception rooms. The rear reception offers direct access to the kitchen which provides ample storage and workspace which includes double doors opening onto the decking area in the garden. Upstairs, the first floor comprises two double bedrooms, both with ample room for wardrobes and furnishings, along with a third single bedroom, perfect for a nursery, guest room, or study. The first floor also includes a shower enclosure with a WC and a wash basin. There is a room in the loft with velux windows and eaves storages suitable for various usages.

EXTERNALLY

Includes a private driveway with space for two cars. Garden with a decking area, lawn and a paved patio area out the rear.

LOCATION

South Harrow Station (Piccadilly Line) is just a short walk away, offering direct access to Central London in under 30 minutes. A wide choice of highly-rated primary and secondary schools nearby, including Roxeth Primary, Whitmore High School, and Rooks Heath College. South Harrow High Street features a variety of shops, including major supermarkets like Asda and Iceland, local bakeries, international food stores, and a mix of independent retailers. For outdoor activities, Alexandra Park and Roxeth Recreation Ground are close by, offering open fields, children's play areas, and walking paths.

ADDITIONAL INFORMATION

Council tax band D - £2396

ACTIONEERS COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.















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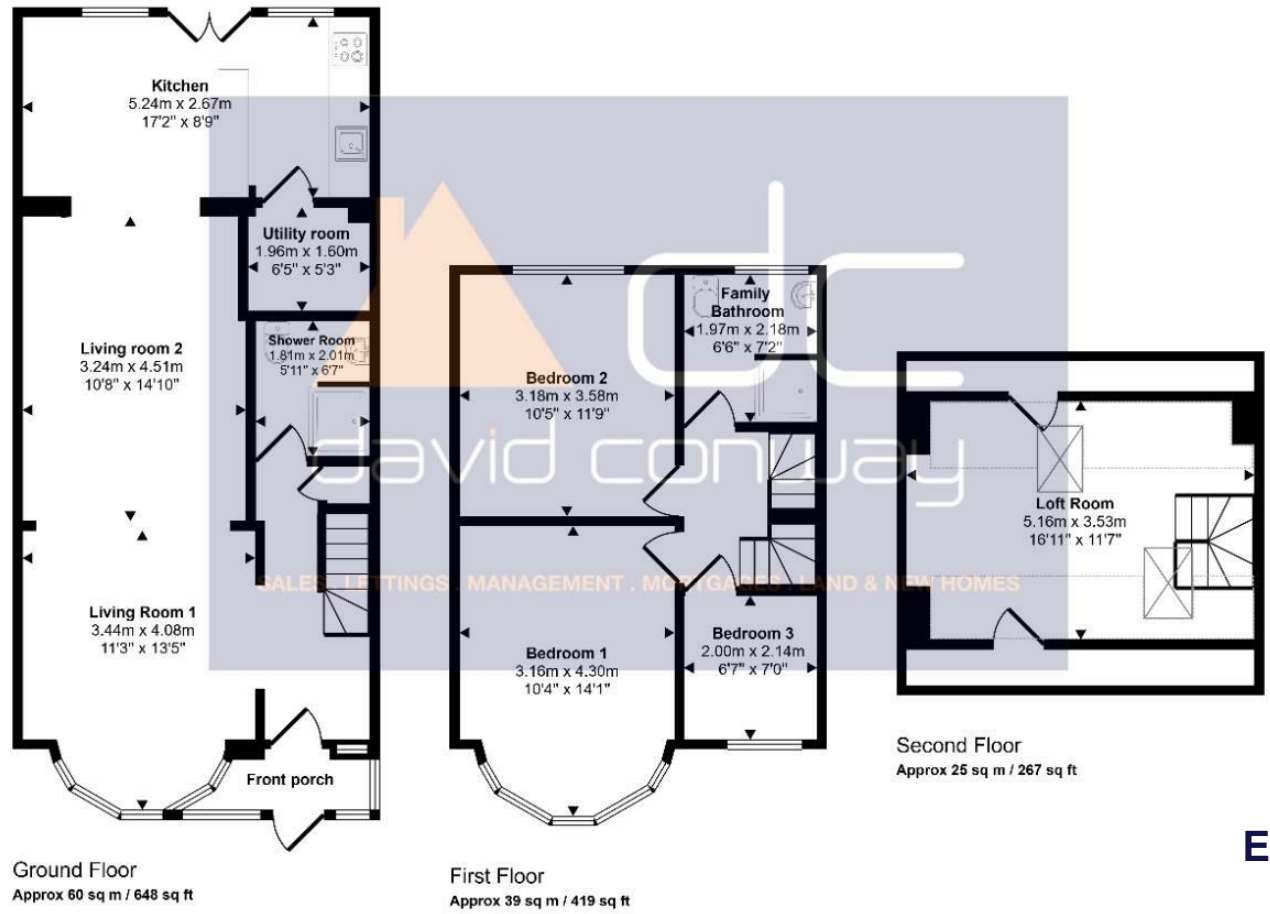






FLOOR PLAN

Approx Gross Internal Area
124 sq m / 1334 sq ft

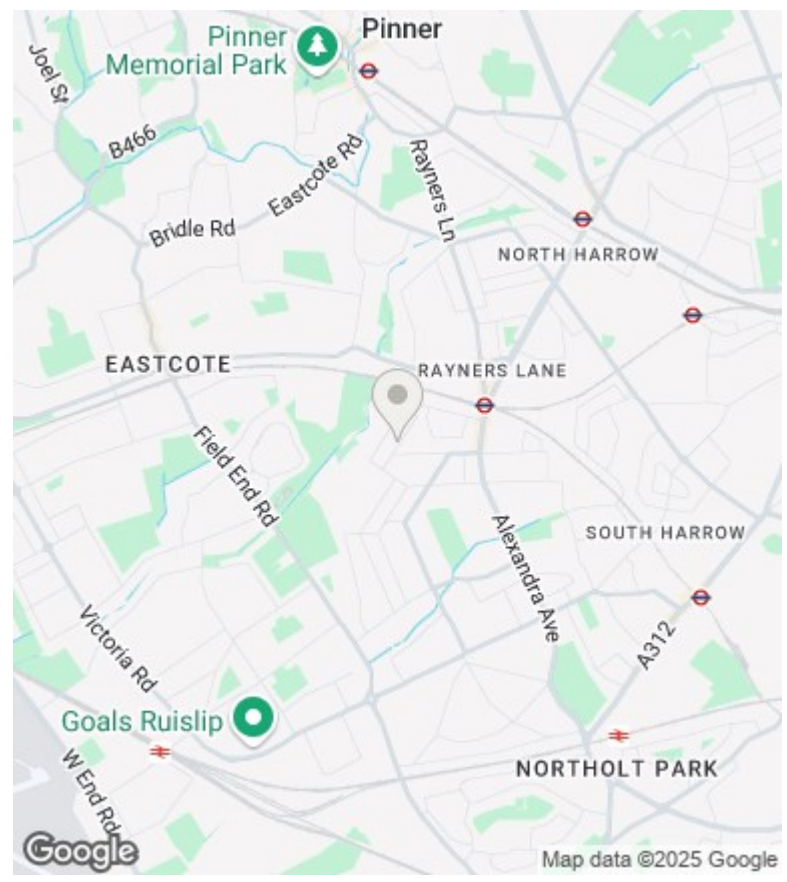


Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate. All dimensions include wardrobe spaces where applicable.

MAP



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		57	
(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
(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	



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