







About the property

Welcome to Harp Road, a gorgeous semi-detached family home that is sure to capture the attention of a wide range of property tenants. With its newly renovated two-story layout, beautiful garden, and quiet yet convenient location, there is so much to love about this Cuckoo Estate property.

Daily life will center around the lower level of the home where wide plank, wooden floors flow underfoot and an abundance of natural light filters throughout.

The stylish well-equipped kitchen boasts sweeping countertops, ample storage space, a gas hob, a tile splashback and a convenient laundry nook. From here you can step through to the open-plan living and dining area which invite you to sit back and relax in what feels like a bright and welcoming space.



Key features

- 3 Double Bedrooms
- 1 Bathroom
- Downstairs Powder Room
- Semi-Detached Family Home
- Newly Refurbished
- Open-Plan Living/Dining Room
- Stylish Fitted Kitchen
- Modern Shower Room
- Off-Street Parking
- Lovely West Facing Garden
- Recently extended
- Over 1,100 sq ft / 106 sq m
- Beautifully and neutrally decorated
- Popular Cuckoo Estate Location

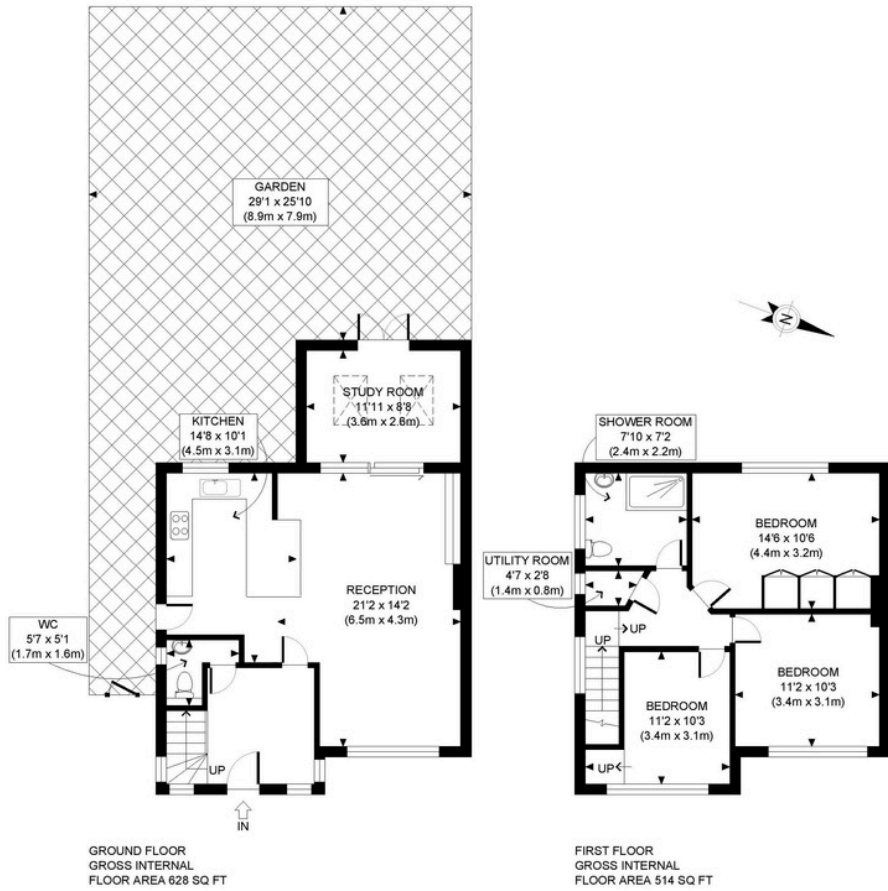
Material information

- Tenure - **Freehold**
- Council Tax - **Band D**
- Guide Price - **£2,750 PM**



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| Energy Efficiency Rating | | Current | Potential |
|---|--|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 73 | 85 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 70 | 81 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |

PROPERTY PHOTO PLANS.COUK
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The contents, systems and appliances shown here have not been tested and no guarantee is given as to the operability or efficiency of any appliance.