



WORPLE WAY, HARROW

Guide Price £849,950

**** NO UPPER CHAIN **** An extended five bedroom, three reception semi detached house offering bright, spacious interiors throughout, perfect for the growing family. This property is perfectly positioned for local amenities, schools and excellent transport links with just a 0.2-mile walk to Rayners Lane station (Metropolitan & Piccadilly line) and high street. The property offers scope for further development subject to planning permission being granted and briefly comprises large entrance hallway, living room, dining room, kitchen/breakfast room/third reception, downstairs shower room, integral garage, five bedrooms off first floor landing and large bathroom. Further benefits include double glazing, gas central heating, private rear garden and off street parking for three cars.

- FIVE BEDROOMS
- EXTENDED SEMI DETACHED HOUSE
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- TWO BATHROOMS
- INTEGRAL GARAGE VIA OWN DRIVEWAY
- OFF STREET PARKING FOR THREE CARS
- PRIVATE REAR GARDEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- NO ONWARD CHAIN DELAYS

Ground Floor

Hallway

Entrance into hallway via front aspect frosted double glazed door, front and side aspect frosted double glazed windows, coved ceiling, radiator, power points, dado rail, under stairs storage cupboard, stairs to first floor landing, wooden flooring.

Reception Room One

15' 4" into bay x 11' 9" max (4.67m x 3.58m) Front aspect double glazed window into bay, coved ceiling, radiator power points, feature fireplace with surround, fitted book shelves with fitted storage below, carpeted flooring.

Reception Room Two

14' 7" x 11' 4" (4.45m x 3.45m) Rear aspect double glazed door to garden, two rear aspect double glazed windows, coved ceiling, radiator, power points, laminate flooring.

Kitchen/Breakfast Room/ Reception Room Three

17' 3" x 16' 8" (5.26m x 5.08m) Rear aspect double glazed patio door to garden, rear aspect double glazed window, range of wall and base level units with roll top work surfaces, breakfast bar, single sink with drainer, space for range cooker, overhead extractor fan with stainless steel splash back, undercounter fridge/fridge freezer, plumbed for dishwasher, space for washing machine, space for fridge/freezer, wall mounted 'Vaillant' boiler, two radiators, power points, coved ceiling, lino laminate effect flooring.

Downstairs Shower Room

Low level W/C, vanity hand wash basin, shower cubicle with glass shower door, wall mounted shower with attachment, part tiled walls, wall mounted mirror, wall mounted heated towel rail, tiled flooring.

Integral Garage

16' 9" x 10' 3" (5.11m x 3.12m) Front aspect up and over door, wall mounted meters, power points, lighting.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

First Floor

Landing

Loft access with pull down ladder, power points, coved ceiling, dado rail, carpeted flooring.

Bedroom One

16' 7" into bay x 11' 9" (5.05m x 3.58m) Front aspect double glazed window into bay, coved ceiling, range of fitted wardrobes, two radiators, power points, laminate flooring.

Bedroom Two

14' 7" x 10' 6" (4.45m x 3.20m) Rear aspect double glazed window, range of fitted wardrobes with matching side tables, coved ceiling, radiator, power points, laminate flooring.

Bedroom Three

10' 4" x 9' 5" (3.15m x 2.87m) Rear aspect double glazed window, radiator, power points, laminate tile effect flooring.

Bedroom Four

10' 2" max x 8' 4" max (3.10m x 2.54m) Front aspect double glazed window, range of fitted wardrobes, coved ceiling, radiator, power points, carpeted flooring.

Bedroom Five

8' 10" x 7' 7" (2.69m x 2.31m) Front aspect double glazed window, coved ceiling, radiator, power points, laminate flooring.

Bathroom

10' 2" x 8' 4" (3.10m x 2.54m) Rear aspect double glazed frosted stained glass window, low level W/C with douche, pedestal hand wash basin, panel enclosed bath with mixer tap, wall mounted shower with attachment, glass shower screen, part tiled walls, coved ceiling, spot lighting, radiator, tiled flooring, storage cupboard housing hot water tank.

Outside

Front Garden

Off street parking for three cars, vehicle access to integral garage.

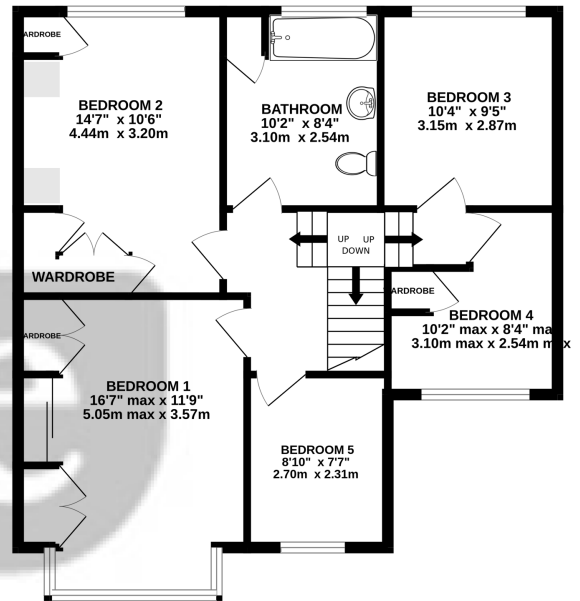
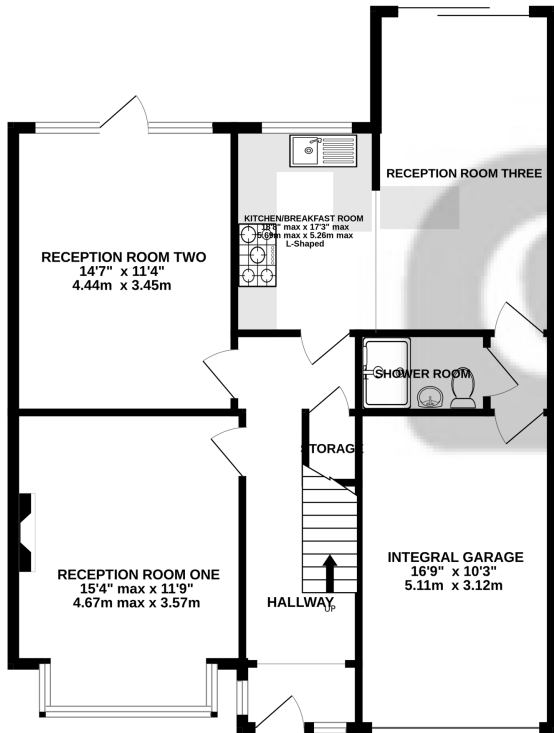
Rear Garden

Covered patio leading to mainly laid lawn, stocked borders, two wooden sheds with power and lighting, power points, outside tap, security lighting, fence enclosed.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1647sq.ft. (153.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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