



TORBAY ROAD, HARROW

£725,000

**** NO ONWARD CHAIN **** An extended five bedroom, three bathroom end of terrace house situated on a popular residential road within 0.5 miles from Rayners Lane Metropolitan/Piccadilly Line station. The property briefly comprises entrance hallway, modern fitted kitchen/breakfast room, dining room, living room, fifth bedroom with en-suite shower room, downstairs wet room, four bedrooms off first floor landing, bathroom and separate W/C. Further benefits include double glazing, gas central heating, air conditioning, off street parking via own driveway and private rear garden with side access via service road.

- FIVE BEDROOM END OF TERRACE HOUSE
- EXTENDED
- TWO RECEPTION ROOMS
- WALL MOUNTED AIR CONDITIONING UNIT IN LIVING ROOM
- MODERN FITTED KITCHEN/ BREAKFAST ROOM
- DOWNSTAIRS BEDROOM WITH EN-SUITE
- THREE BATHROOMS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- OFF STREET PARKING
- PRIVATE REAR GARDEN WITH ACCESS VIA SERVICE ROAD
- NO ONWARD CHAIN
- CONVENIENTLY LOCATED FOR BOTH METROPOLITAN & PICCADILLY LINE STATIONS

Ground Floor

Hallway

Entrance into hallway via front aspect frosted double glazed door, front aspect frosted double glazed window, side aspect frosted double glazed window, spot lighting, coved ceiling, power points, radiator, under stairs storage housing meters, stairs to first floor landing, wooden flooring.

Kitchen/Breakfast Room

25' 8" max x 12' 4" max (7.82m x 3.76m) Rear aspect double glazed French doors to garden, rear aspect double glazed door to garden, rear aspect double glazed window, range of wall and base level units with granite work tops, breakfast bar and upstands, integrated five hob gas cooker with granite splash back and overhead extractor fan, integrated oven, one and a half bowl sink with drainer, plumbed for washing machine, space for 'American' fridge/freezer, space for dishwasher, spot lighting, power points, radiator, tile effect flooring.

Dining Room

14' 2" into bay x 11' 0" (4.32m x 3.35m) Front aspect double glazed window into bay, spot lighting, radiator, power points with USB points, TV aerial, phone point, sliding doors leading to living room, wooden flooring.

Living Room

15' 5" x 16' 8" (4.70m x 5.08m) Spot lighting, wall mounted air conditioning unit, radiator, power points, access to under stairs storage cupboard housing meters, wooden flooring.

Wet Room

8' 6" x 6' 5" (2.59m x 1.96m) Vanity hand wash basin, low level W/C, wall mounted shower with attachment, shower curtain rail, fully tiled walls, extractor fan, wall mounted heated towel rail, cupboard housing wall mounted 'Vaillant' boiler, wall mounted mirror fronted medicine cabinet, shaving point.

Bedroom Five

19' 7" max x 8' 2" max (5.97m x 2.49m) Front aspect double glazed window, coved ceiling, spot lighting, range of fitted wardrobes, radiator, power points, phone point, laminate flooring.

En-Suite

5' 5" x 4' 6" (1.65m x 1.37m) Low level W/C, corner vanity hand wash basin with mixer tap, wall mounted mirror fronted medicine cabinet, shower cubicle with glass shower door, wall mounted electric shower with attachment, fully tiled surround, fully tiled walls, extractor fan, tiled flooring.

First Floor

Landing

Loft access, carpeted flooring.

Bedroom One

14' 5" into bay x 10' 5" max (4.39m x 3.17m) Front aspect double glazed window into bay, spot lighting, fitted wardrobe, radiator, power points, laminate flooring.



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.

Bedroom Two

11' 8" x 10' 5" max (3.56m x 3.17m) Rear aspect double glazed window, fitted wardrobes, coved ceiling, spot lighting, radiator, power points, laminate flooring.

Bedroom Three

L-Shaped 15' 3" max x 7' 6" max (4.65m x 2.29m) Two front aspect double glazed windows, coved ceiling, spot lighting, radiator, power points, laminate flooring.

Bedroom Four

8' 2" x 5' 9" (2.49m x 1.75m) Rear aspect double glazed window, coved ceiling, radiator, power points, cupboard housing hot water tank, laminate flooring.

Bathroom

5' 10" x 5' 8" (1.78m x 1.73m) Rear aspect frosted double glazed window, vanity hand wash basin, panel enclosed bath with mixer tap, wall mounted electric shower with attachment, wall mounted mirror with light, fully tiled walls, radiator, tiled flooring.

Separate W/C

Side aspect frosted double glazed window, low level W/C, radiator, spot lighting, tiled walls, tiled flooring.

Outside

Front Garden

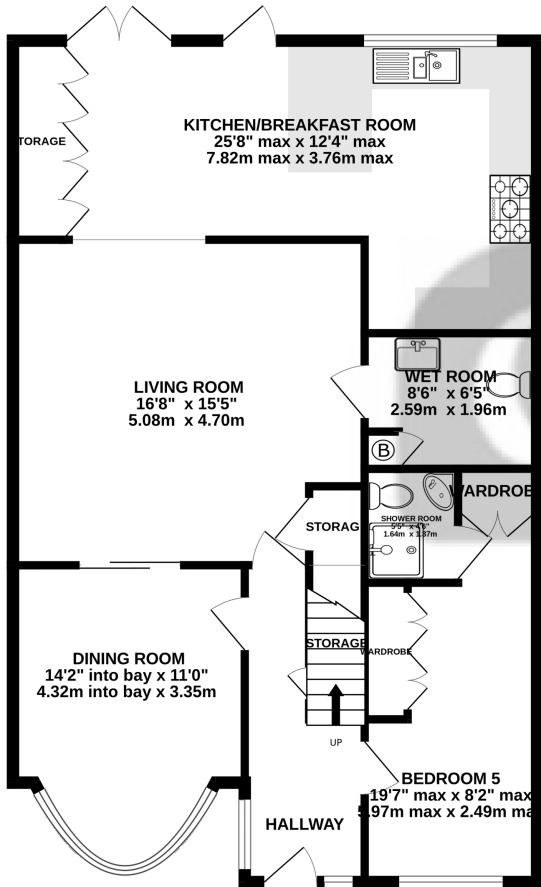
Paved driveway providing off street parking, hedge and wall enclosed, side access to rear garden via side gate.

Rear Garden

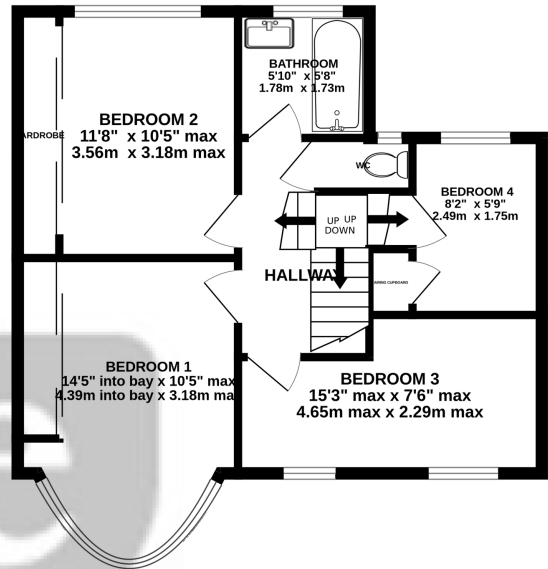
Patio leading to laid lawn, side access to front garden via gate, outside tap, one and a half bowl sink with drainer, stocked borders, fence enclosed, wooden shed, side access to service road via wooden gate.



GROUND FLOOR
960 sq.ft. (89.2 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA : 1479 sq.ft. (137.4 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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