



ROXETH GREEN AVENUE, HARROW

£625,000

**** EXTENDED **** An extended four bedroom end of terrace house conveniently located for shops, schools and transport links and offering scope for further development subject to planning permission being granted. The property briefly comprises entrance porch, hallway, through lounge/dining room, study, kitchen, downstairs W/C, four bedrooms off landing with bathroom and separate W/C. Further benefits include integral garage via own driveway, off street parking, and private rear garden.

- FOUR BEDROOM END OF TERRACE HOUSE
- EXTENDED
- THROUGH LOUNGE/DINING ROOM
- DOWNSTAIRS W/C
- STUDY
- EXTENDED KITCHEN
- SPACIOUS BATHROOM
- DOUBLE GLAZING & GAS CENTRAL HEATING
- OFF STREET PARKING
- GARAGE VIA OWN DRIVEWAY
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- SCOPE FOR FURTHER DEVELOPMENT (STPP)

Ground Floor

Porch

Entrance into porch via front aspect double glazed door, two front aspect double glazed windows, tiled flooring.

Hallway

Entrance into hallway via front aspect frosted door, front aspect frosted window, radiator, power points, under stairs storage housing meters, built in storage cupboard, laminate flooring, stairs to first floor landing.

Through Lounge/Dining Room

24' 5" into bays x 11' 8" max (7.44m x 3.56m) Front aspect double glazed window into bay, rear aspect double glazed door into bay, rear aspect double glazed windows into bay, feature electric fireplace, radiator, power points, TV aerial, laminate flooring.

Study

8' 5" max x 6' 2" max (2.57m x 1.88m) Rear aspect double glazed window, storage cupboard, radiator, power points, laminate flooring.

Kitchen

14' 8" max x 10' 1" max (4.47m x 3.07m)

Side aspect double glazed door to garden, rear and side aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer and mixer tap, space for cooker, overhead extractor fan, space for dishwasher, plumbed for washing machine, space for fridge/freezer, part tiled walls, radiator, power points, tiled flooring.

Inner Lobby

Fitted mirror fronted storage cupboard, tiled flooring.

Downstairs W/C

Low level W/C, vanity hand wash basin, radiator, part tiled walls, extractor fan, wall mounted mirror fronted medicine cabinet, tiled flooring.

First Floor

Landing

Loft access, power points, carpeted 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 One

11' 10" into bay x 11' 5" max (3.61m x 3.48m) Front aspect double glazed window into bay, fitted storage cupboard, feature fireplace, radiator, power points, carpeted flooring.

Bedroom Two

11' 6" into bay x 10' 4" max (3.51m x 3.15m) Rear aspect double glazed window into bay, fitted storage cupboard, feature fireplace, radiator, power points, carpeted flooring.

Bedroom Three

13' 5" x 9' 2" (4.09m x 2.79m) Front aspect double glazed window, range of fitted wardrobes, radiator, power points, carpeted flooring.

Bedroom Four

6' 7" x 6' 0" (2.01m x 1.83m) Front aspect double glazed window, radiator, power points, carpeted flooring.

Bathroom

13' 3" x 6' 3" (4.04m x 1.91m) Two rear aspect frosted double glazed windows, panel enclosed bath with mixer tap and shower attachment, shower cubicle with tiled surround, wall mounted shower controls with shower attachment, glass shower door, vanity hand wash basin with mixer tap, tiled walls, radiator, heated towel rail, tiled flooring.

Separate W/C,

Rear aspect frosted double glazed window, low level W/C, tiled flooring.

Outside**Front Garden**

Off street parking via own driveway, access to rear garden via metal side gate, access to garage.

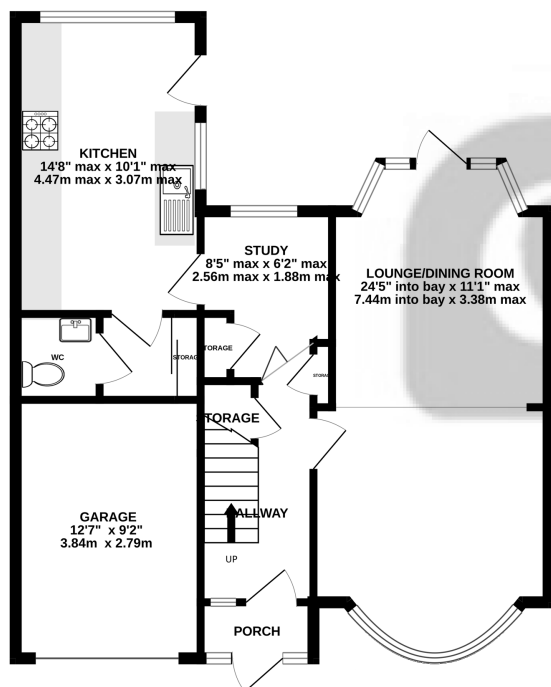
Rear Garden

Patio leading to laid lawn, path leading to rear of garden, mature stocked borders, wooden shed, outside tap, security light, side access to front garden via metal gate, fence enclosed.

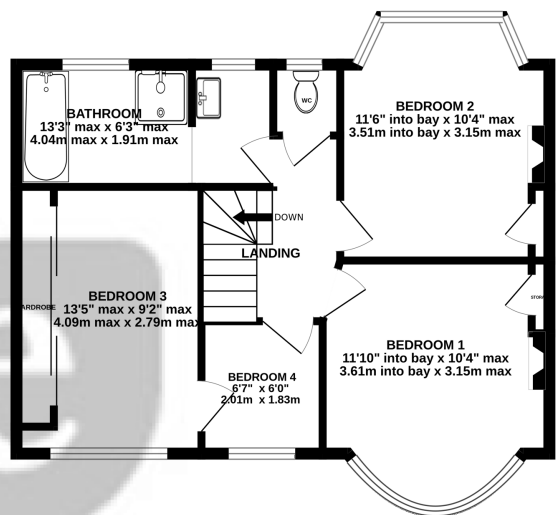
Integral Garage

12' 07" x 9' 2" (3.84m x 2.79m) Front aspect up and over door, wall mounted 'Vaillant' boiler.

GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1207 sq.ft. (112.1 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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