



KINGS ROAD, HARROW

£550,000

**** EXTENDED **** An extended three bedroom middle terrace house conveniently located within 0.4 miles from Rayners Lane Metropolitan/Piccadilly Line station. The property briefly comprises entrance porch, hallway, two reception rooms, extended kitchen/breakfast room, downstairs shower room, three bedrooms off first floor landing and bathroom. Further benefits include double glazing, gas central heating, off street parking via own driveway, single garage with rear access via secure gated service road and no upper chain delays.

- THREE BEDROOMS
- EXTENDED MIDDLE TERRACE HOUSE
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS SHOWER ROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- OFF STREET PARKING
- SINGLE GARAGE WITH REAR VEHICLE ACCESS
- CONVENIENT FOR SCHOOLS, SHOPS AND TRANSPORT LINKS
- NO UPPER CHAIN DELAYS

Ground Floor

Porch

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

Hallway

Front aspect frosted door, front aspect frosted window, stairs to first floor landing, under stairs storage housing fuse box and meters, power points, carpeted flooring.

Dining Room

14' 9" into bay x 10' 10" (4.50m x 3.30m)
Front aspect double glazed window into bay, radiator, power points, carpeted flooring.

Living Room

12' 4" x 10' 3" (3.76m x 3.12m) Coved ceiling, radiator, power points, carpeted flooring.

Kitchen/Breakfast Room

16' 5" max x 14' 2" max (5.00m x 4.32m)
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 and breakfast bar, one and a half bowl sink with drainer, integrated gas hob with overhead extractor fan, integrated double oven, space for fridge/freezer, plumbed for washing machine, wall mounted cupboard enclosed boiler, part lino/carpeted flooring, part tiled walls, power points, radiator.

Inner Hallway

Lino flooring.

Downstairs Shower Room

7' 6" x 3' 4" (2.29m x 1.02m) Low level W/C, shower cubicle with glass shower door, fully tiled surround, wall mounted shower with attachment, wall mounted hand wash basin with mixer tap, extractor fan, radiator, lino flooring.

First Floor

Landing

Loft access, carpeted flooring, power point.



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

14' 6" into bay x 10' 5" max (4.42m x 3.17m) Front aspect double glazed window into bay, range of fitted wardrobes, radiator, power points, carpeted flooring.

Bedroom Two

11' 8" x 10' 5" max (3.56m x 3.17m) Rear aspect double glazed window, range of fitted wardrobes, radiator, power points, carpeted flooring.

Bedroom Three

7' 3" x 6' 11" (2.21m x 2.11m) Front aspect double glazed window, radiator, power points, carpeted flooring.

Bathroom

7' 3" x 6' 3" (2.21m x 1.91m) Rear aspect frosted double glazed window, low level W/C, pedestal hand wash basin, panel enclosed bath with mixer tap and shower attachment, airing cupboard, tiled walls, radiator.

Outside

Front Garden

Off street parking via own driveway.

Rear Garden

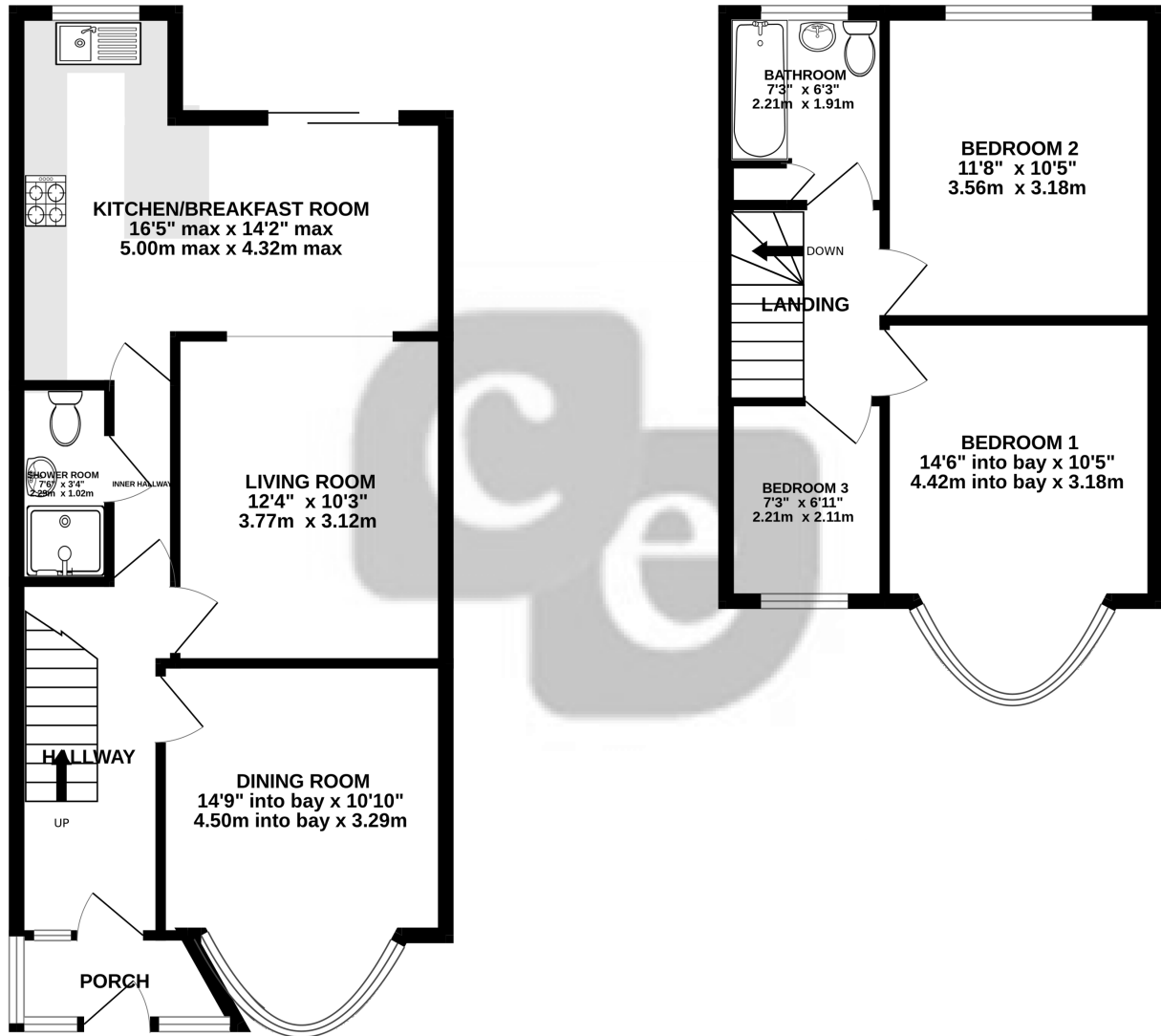
Patio with path leading to rear of garden, stocked borders, outside tap, fence enclosed, rear gate leading to service road, access to garage.

Single Garage

22' 2" x 10' 2" (6.76m x 3.10m) Rear aspect up and over door, side aspect door, front and side aspect windows.

GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.

1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.1 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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