



## WINDSOR CRESCENT, HARROW

£600,000

**\*\* 6 METRE REAR EXTENSION \*\*** An extended three bedroom end of terrace house conveniently located for shops, schools and transport links. The property briefly comprises hallway, downstairs shower room, dining room, extended lounge, extended kitchen, three bedrooms off first floor landing, bathroom and separate w/c. Further benefits include double glazing, gas central heating, off street parking, rear garden, garage and no onward chain.

- THREE BEDROOM END OF TERRACE HOUSE
- 6 METRE REAR EXTENSION
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN
- DOWNSTAIRS SHOWER ROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- OFF STREET PARKING
- PRIVATE REAR GARDEN WITH GARAGE
- NO ONWARD CHAIN

## Ground Floor

### Hallway

Entrance into hallway via front aspect frosted double glazed door, two front aspect frosted double glazed windows, picture rail, dado rail, radiator, power points, phone point, under stairs storage housing meters, stairs to first floor landing, laminate flooring.

### Downstairs Shower Room

Side aspect frosted double glazed window, low level W/C, vanity hand wash basin, shower cubicle with glass shower door, fully tiled surround, wall mounted shower with attachment, spot lighting, extractor fan, tiled walls, tiled flooring.

### Inner Hallway

Wall mounted 'Vaillant' boiler, power points, tiled flooring, plumbed for white goods.

### Reception One

15' 1" into bay x 11' 3" (4.60m x 3.43m) Front aspect double glazed window into bay, radiator, power points, picture rail, laminate flooring.

### Reception Two

31' 9" x 10' 6" max (9.68m x 3.20m) Rear aspect double glazed French doors to garden, 'Velux' window, three radiators, power points, laminate flooring.

### Kitchen

18' 6" x 6' 2" (5.64m x 1.88m) Rear aspect double glazed window, 'Velux' window, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated five hob gas cooker with overhead extractor fan, integrated oven, space for fridge/freezer, radiator, power points, par tiled walls, tiled flooring.

## First Floor

### Landing

Side aspect frosted double glazed window, loft access, picture rail, laminate flooring.

## Bedroom One

15' 6" into bay x 10' 5" (4.72m x 3.17m) Front aspect double glazed window into bay, radiator, power points, laminate flooring.

## Bedroom Two

12' 5" x 10' 3" (3.78m x 3.12m) Rear aspect double glazed window, radiator, power points, laminate flooring.

## Bedroom Three

7' 9" x 6' 6" (2.36m x 1.98m) Front aspect double glazed window, picture rail, radiator, power points, laminate flooring.

## Bathroom

6' 9" x 5' 05" (2.06m x 1.65m) Rear aspect frosted double glazed window, panel enclosed bath, vanity hand wash basin, storage cupboard, part tiled walls, radiator, laminate flooring.

## Separate W/C

Side aspect frosted double glazed window, low level W/C, part tiled walls, laminate flooring.

## Outside

### Front Garden

Block paved driveway providing off street parking for two cars, Shared driveway leading to rear garden via wooden gate.

### Rear Garden

Fence enclosed, side access to front garden via wooden gate, outside tap, power points, security light.

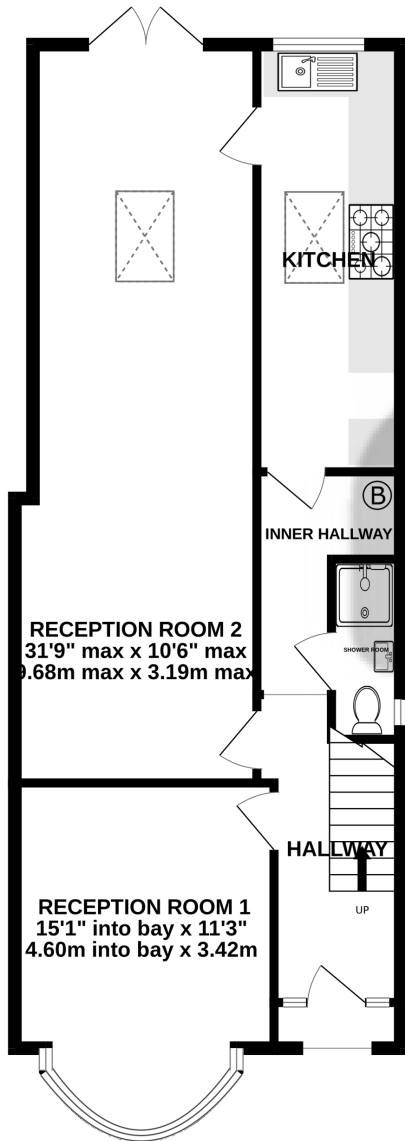
## Garage

16' " x 8' 10" (NaNm x 2.69m) Rear aspect double doors, side aspect door, side aspect window.

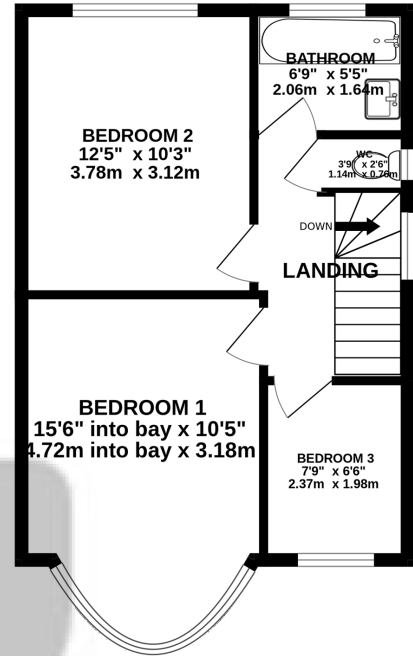


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**GROUND FLOOR**  
734 sq.ft. (68.2 sq.m.) approx.



**1ST FLOOR**  
420 sq.ft. (39.0 sq.m.) approx.



**TOTAL FLOOR AREA : 1154 sq.ft. (107.2 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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