



Woodcock Hill, Harrow, HA3 0PG

£800,000 Freehold

- A Large Semi Detached House in sought after location
- Potential To Extend (stpp)
- Two Reception Rooms
- Kitchen
- Downstairs Bathroom
- Three Double Bedrooms
- Shower Room Sep WC
- Garage Own Driveway
- Lovely Rear Garden
- Alarm System
- EPC Rating D



We are delighted to bring to the market this Large Semi Detached House, situated in a sought after location, close to Preston Road's transport & shopping facilities, popular schools and parkland. This spacious property has been owned by the present owners for 25 years and has potential to extend (subject to planning permission), and a lovely rear garden. Viewing through Owners Sole Agents Christopher Rawlinson & Co.

Covered Entrance

Entrance Hall

Radiator, aerial window to front, parquet flooring.

Front Reception Room

16' 2" x 13' 1" (4.93m x 3.99m) Two radiators, wood flooring, fireplace, double glazed bay window to front.

Rear Reception Room

16' 0" x 11' 0" (4.88m x 3.35m) Two radiators, wood flooring, fireplace, double glazed windows and door to rear garden.

Kitchen

13' 8" x 9' 9" (4.17m x 2.97m) Fitted wall and base units with tiled splashbacks, one and a half bowl stainless steel sink & drainer, oven, large gas hob, extractor, plumbed for dishwasher, door to larder, spot lights, tiled floor, double glazed window to rear, double glazed door to side.

Tiled Downstairs Bathroom

8' 7" x 7' 5" (2.62m x 2.26m) Bath with overhead shower, wash hand basin in vanity unit, wc, towel radiator, plumbing for washing machine, spot lights, tiled walls and floor, frosted double glazed window.

Stairs to First Floor Landing

Double glazed frosted side window, loft access from landing.

Bedroom One

16' 1" x 11' 5" (4.90m x 3.48m) Radiator, fitted wardrobe, laminate flooring, double glazed bay window to front.

Bedroom Two

15' 9" x 10' 8" (4.80m x 3.25m) Radiator, fitted wardrobe, laminate flooring, double glazed window to rear.

Bedroom Three

12' 1" x 9' 10" (3.68m x 3.00m) Radiator, fitted cupboards, laminate flooring, double glazed window to rear.

Shower Room

6' 9" x 6' 1" (2.06m x 1.85m) Shower cubicle, wash hand basin, chrome radiator, tiled walls and floor, double glazed frosted window.

Separate WC

High level wc.

Large Rear Garden

Lovely garden, patio, paths, lawn with centre pond, fruit trees, shrubs, second rear patio, side entrance.

Attached Garage via Own Driveway

Front paved for additional off street parking, gate to side entrance.

Electric Charging Point.

Additional Information

Council Tax Band E, £2,489 p.a. London Borough of Brent.

Mobile Coverage: EE Vodafone Three 02.

Broadband: Basic 16Mbps Superfast 80 Mbps, Ultrafast 1000 Mbps.

Satellite / Fibre TV Availability: BTY Sky Virgin.

DISCLAIMER

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. We have not carried out a survey and the services and appliances have not been tested. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			

