



SANDRINGHAM CRESCENT, HARROW

£625,000

**** EXTENDED **** An extended and well maintained four/five bedroom terrace house conveniently located within easy reach of local shops, schools and transport links. The property briefly comprises entrance porch, front reception room/bedroom five, extended modern fitted kitchen with integrated appliances and granite work tops, open plan second reception room with tri-folding doors leading to an attractive mature private rear garden, three bedrooms off first floor landing, modern family bathroom, master bedroom off second floor landing and modern bathroom. Further benefits include double glazing, gas central heating, underfloor heating throughout the ground floor, off street parking via own driveway and single garage with rear vehicle access. Internal viewing is highly recommended.

- FOUR/ FIVE BEDROOMS
- EXTENDED & WELL MAINTAINED THROUGHOUT
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- UNDERFLOOR HEATING THROUGHOUT GROUND FLOOR
- TWO MODERN FITTED BATHROOMS
- OFF STREET PARKING VIA OWN DRIVEWAY
- ATTRACTIVE MATURE PRIVATE REAR GARDEN
- SINGLE GARAGE WITH REAR VEHICLE ACCESS
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS

Ground Floor

Porch

Entrance into porch via front aspect double glazed French doors, two side aspect frosted double glazed windows.

Hallway

Entrance into hallway via front aspect double glazed door, spot lighting, under stairs storage housing meters and 'Mega Flo', tiled flooring with underfloor heating, stairs to first floor landing.

Reception Room One/Bedroom Five

14' 9" into bay x 11' 0" into wardrobe (4.50m x 3.35m) Front aspect double glazed window into bay, range of fitted wardrobes with front integrated mirrors, spot lighting, radiator, power points, tiled flooring with underfloor heating.

Reception Room Two/ Kitchen

20' 6" max x 15' 5" max (6.25m x 4.70m) Rear aspect double glazed tri-folding doors to garden, three double glazed 'Velux' windows, range of wall and base level soft close units with granite work tops, glass up-stands, integrated circular sink with mixer tap and granite drainer, integrated 'Siemens' electric hob with 'Elica Collection' extractor fan and 'Siemens' oven below, integrated dishwasher, space for American fridge/freezer, wall mounted 'Vaillant' combination boiler, spot lighting, power points, tiled flooring with underfloor heating.

First Floor

Landing

Stairs to second floor landing, carpeted flooring.

Bedroom Two

14' 5" into bay x 10' 5" into wardrobe (4.39m x 3.17m) Front aspect double glazed window into bay, spot lighting, range of fitted wardrobes with front integrated mirrors, power points, radiator, 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 Three

11' 9" x 10' 5" into wardrobe (3.58m x 3.17m) Rear aspect double glazed window, range of fitted wardrobes with front integrated mirrors, spot lighting, radiator, power points, carpeted flooring.

Bedroom Four

7' 3" x 6' 0" (2.21m x 1.83m) Front aspect double glazed window, wall mounted fitted shelf unit, spot lighting, radiator, power points, laminate flooring.

Bathroom

7' 2" x 5' 8" (2.18m x 1.73m) Rear aspect frosted double glazed window, low level W/C, wall mounted hand wash basin with mixer tap, tile enclosed bath with mixer tap and shower attachment, glass shower screen, wall mounted shower control with overhead wall mounted shower, fully tiled walls, heated towel rail, extractor fan, spot lighting, fitted pull out storage unit, tiled flooring.

Second Floor

Landing

Overhead storage cupboard, carpeted flooring.

Bedroom One

14' 6" max x 11' 9" max (4.42m x 3.58m) Rear aspect double glazed window, fitted wardrobe with front integrated mirrors, radiator, power points, spot lighting, laminate flooring.

Shower Room

7' 3" x 5' 6" (2.21m x 1.68m) Rear aspect frosted double glazed window, low level W/C, contemporary hand wash basin with glass shelf and towel rail, shower cubicle with glass shower doors, wall mounted shower with attachment, fully tiled walls, wall mounted mirror with light, spot lighting, heated towel rail, spot lighting, tiled flooring.

Outside

Front Garden

Block paved driveway providing off street parking.

Rear Garden

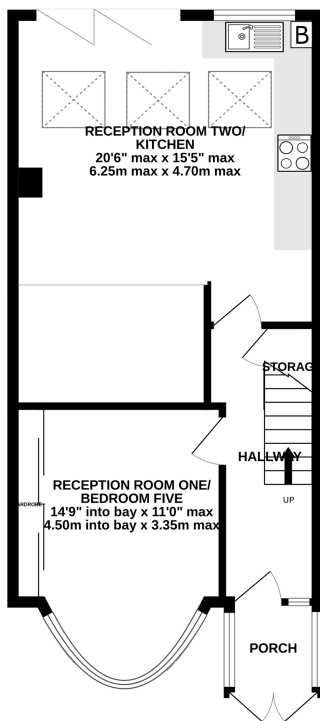
Raised decking leading down to mainly laid lawn via steps, paved seating area, path leading to rear of garden, mature stocked flower beds and trees, feature pond, outside power points, security light, outside tap, fence enclosed, side access to garage.

Garage

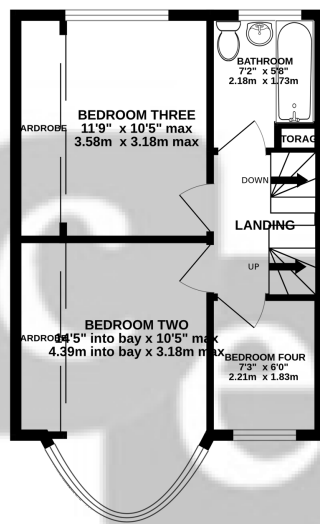
16' 8" x 8' 9" (5.08m x 2.67m) Single garage with rear vehicle access via secure gated service road, side aspect door, front and side aspect windows, power points.



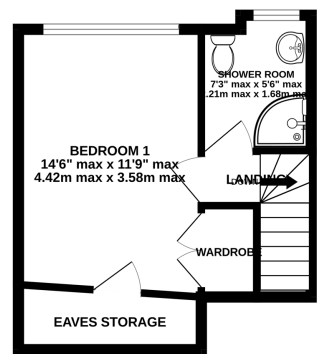
GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



2ND FLOOR
245 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.7 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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