



RAVENSWOOD CRESCENT, HARROW

£600,000

****EXTENDED AND NO UPPER CHAIN DELAYS**** An extended and well maintained three-bedroom mid terrace house nestled in the heart of Rayners Lane, boasting a prime location within the coveted catchment area for Newton Farm School and just a short distance from Rayners Lane amenities and the Metropolitan and Piccadilly Line station. Situated on a tranquil residential road the property briefly comprises; entrance porch, hallway, through lounge/dining room, kitchen/breakfast room with integrated appliances, downstairs shower room, three bedrooms off first floor landing and family bathroom. Further benefits include scope for further development subject to planning permission being granted, fitted wardrobes, double glazing, gas central heating, off street parking via own driveway, private rear garden, double garage/workshop with power and lighting, and no onward chain.

- EXTENDED THREE BEDROOM MID TERRACE HOUSE
- WELL MAINTAINED THROUGHOUT
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- NEWTON FARM SCHOOL CATCHMENT
- THROUGH LOUNGE/DINING ROOM
- KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- DOWNSTAIRS SHOWER ROOM AND FAMILY BATHROOM
- FITTED WARDROBES IN TWO BEDROOMS
- DOUBLE GARAGE/WORKSHOP WITH POWER AND LIGHTING
- OFF STREET PARKING VIA OWN DRIVEWAY
- NO ONWARD CHAIN DELAYS

Ground Floor

Porch

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

Hallway

Entrance into hallway via front aspect door, front aspect frosted double glazed window, coved ceiling, radiator with cover, under stairs storage housing meters, stairs to first floor landing, laminate flooring.

Lounge/Dining Room

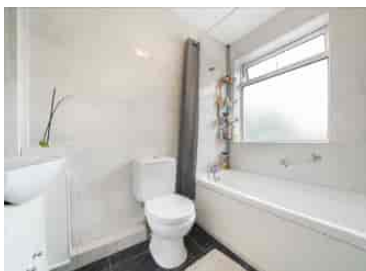
29' 9" into bay x 11' 1" max (9.07m x 3.38m) Front aspect double glazed window into bay, coved ceiling, two radiators, power points, TV aerial, phone point, laminate flooring.

Kitchen/Breakfast Room

16' 6" max x 13' 9" max (5.03m x 4.19m) Rear aspect double glazed French doors to garden, rear aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer and mixer tap, integrated gas hob with oven below and overhead extractor fan, stainless steel splash back, plumbed for washing machine, space for dryer, space for dishwasher, space for fridge/freezer, part tiled walls, radiator with cover, power points, tiled flooring.

Downstairs Shower Room

7' 3" x 3' 0" (2.21m x 0.91m) Low level W/C, wall mounted hand wash basin with mixer tap, shower cubicle with folding glass shower door, wall mounted electric shower with attachment and direct combi-boiler thermostatic shower mixers, fully tiled walls, extractor fan, wall mounted mirror, wall mounted light with shaving point, tiled 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.

First Floor

Landing

Coved ceiling, loft access, spot lighting, carpeted flooring.

Bedroom One

14' 5" into bay x 10' 5" (4.39m x 3.17m) Front aspect double glazed window into bay, range of fitted wardrobes, radiator, power points, laminate flooring.

Bedroom Two

11' 9" x 10' 5" (3.58m x 3.17m) Rear aspect double glazed window, coved ceiling, range of fitted wardrobes, radiator, power points, laminate flooring.

Bedroom Three

7' 8" x 6' 2" (2.34m x 1.88m) Front aspect double glazed window, coved ceiling, radiator, power points, laminate flooring.

Bathroom

7' 2" x 6' 2" (2.18m x 1.88m) Rear aspect frosted double glazed window, low level W/C, vanity hand wash basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, wall mounted electric shower with attachment and direct combi-boiler thermostatic shower mixers, heated towel rail, tiled walls, extractor fan, tiled flooring.

Outside

Front Garden

Block paved driveway providing off street parking.

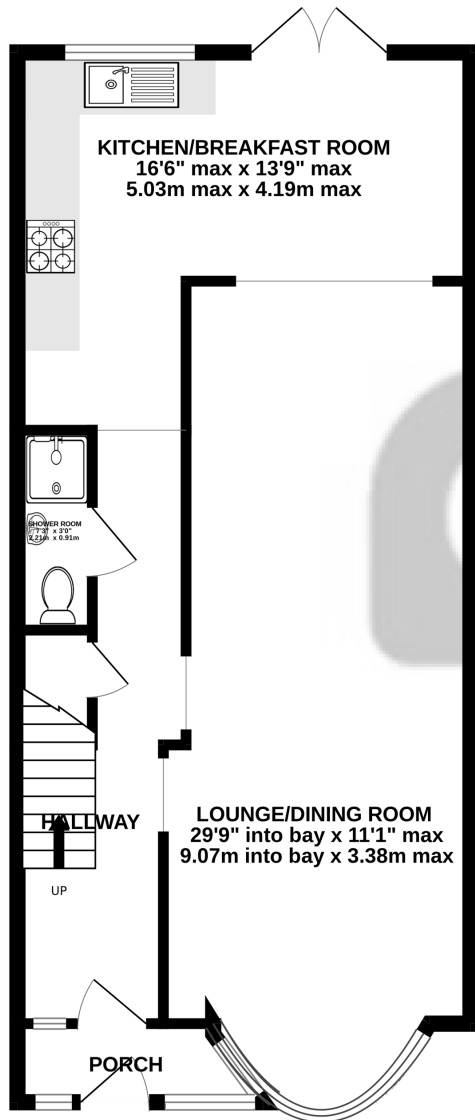
Rear Garden

Patio leading to laid lawn, path leading to garage, stocked borders, outside tap, outside power points, security light, fence and wall enclosed.

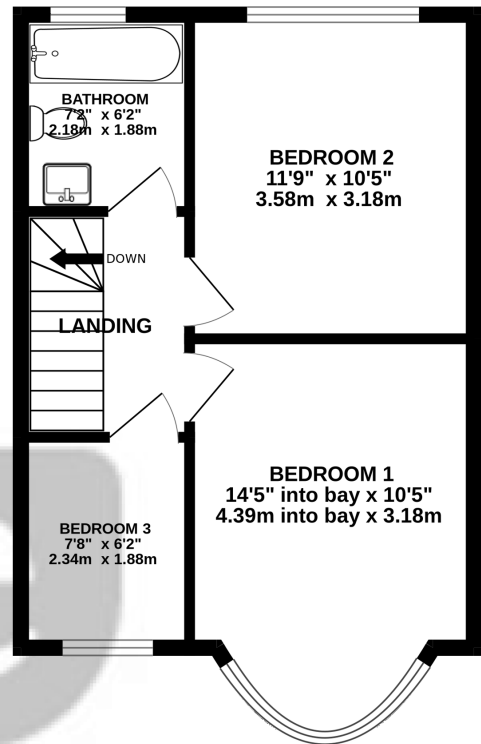
Garage/Workshop

20' 6" x 16' 3" (6.25m x 4.95m) Rear aspect door, front aspect door, front aspect double glazed window, range of fitted wall and base level units, power and lighting.

GROUND FLOOR
624 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.8 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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