



## SOMERVELL ROAD, HARROW

### £525,000

**\*\* NO ONWARD CHAIN \*\*** A three bedroom semi detached house situated on a popular residential road within easy reach of local shops, schools and transport links. The property offers scope for further development subject to planning permission being granted and briefly comprises entrance hallway, open plan living room, conservatory, kitchen, downstairs shower room, three bedrooms off first floor landing and bathroom. Further benefits include gas central heating, off street parking, side access to single garage via shared driveway, well established private rear garden with two wooden sheds, side access to rear garden and a new roof which was completed under two years ago.

- THREE BEDROOM SEMI DETACHED HOUSE
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- TWO BATHROOMS
- CONSERVATORY
- WELL ESTABLISHED PRIVATE REAR GARDEN
- OFF STREET PARKING VIA OWN DRIVEWAY
- SINGLE GARAGE WITH SHARED SIDE ACCESS
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- NO ONWARD CHAIN DELAYS

## Ground Floor

### Hallway

Entrance into hallway via front aspect frosted stained glass door, front aspect frosted stained glass window, coved ceiling, radiator, power points, carpeted flooring, stairs to first floor landing.

### Shower Room

L-Shaped - Low level W/C, vanity hand wash basin, shower cubicle with folding glass shower door and wall mounted shower seat, fully tiled surround, wall mounted shower with attachment, fully tiled walls, wall mounted heated towel rail, spot lighting, extractor fan, tiled flooring.

### Open Plan Living Room

19' 5" into bay x 11' 8" (5.92m x 3.56m) Front aspect double glazed window into bay, rear aspect patio door leading to conservatory, coved ceiling, electric fireplace with functional feature fireplace behind, radiator, power points, TV aerial, carpeted flooring.

### Conservatory

10' 4" x 10' 3" (3.15m x 3.12m) Rear aspect double doors to garden, rear and side aspect windows, power points, radiator, carpeted flooring.

### Kitchen

12' 2" max x 7' 9" max (3.71m x 2.36m) Rear aspect double glazed window, range of wall and base level units with square edge work top, single sink with drainer, space for gas cooker, space for fridge/freezer, plumbed for washing machine, under stairs storage housing meters and side aspect frosted window, part tiled walls, radiator, lino parquet effect flooring.

## First Floor

### Landing

Side aspect frosted window, loft access, wall mounted boiler, power point, carpeted flooring.

### Bedroom One

10' 5" into bay x 11' 8" into wardrobes (3.17m x 3.56m) Front aspect double glazed window into bay, range of fitted wardrobes and overhead storage, coved ceiling, radiator, power points, carpeted flooring.

### Bedroom Two

11' 8" x 8' 9" (3.56m x 2.67m) Rear aspect double glazed window, radiator, power points, fitted wardrobe with overhead storage, carpeted flooring.

### Bedroom Three

7' 4" x 6' 7" (2.24m x 2.01m) Rear aspect double glazed window, range of fitted wall mounted storage, radiator, power points, 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.

## **Bathroom**

Front aspect frosted circular window, side aspect frosted window, low level W/C, pedestal hand wash basin, panel enclosed bath with mixer tap and shower attachment, tiled walls, wall mounted medicine cabinet, radiator, airing cupboard housing hot water tank, carpeted flooring.

## **Outside**

### **Front Garden**

Off street parking via own driveway, shared side access leading to garage, side access to rear garden via wooden gate.

### **Rear Garden**

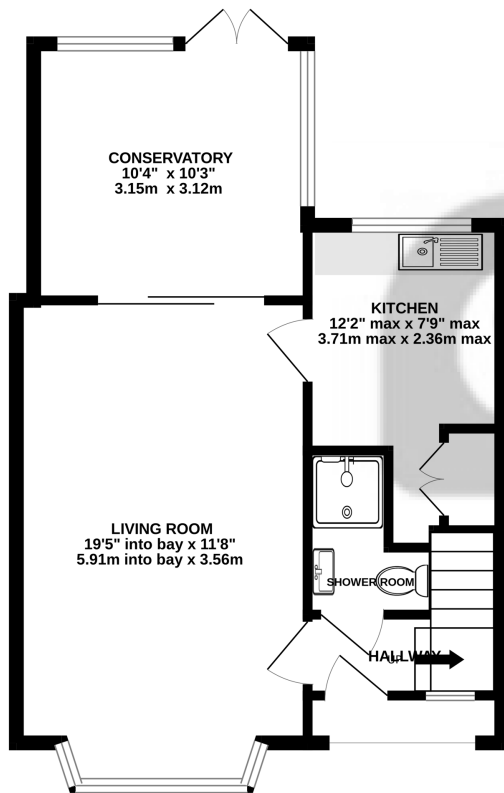
Patio leading to laid lawn, path leading to rear of garden, two wooden storage sheds (rear one with power), bin storage, mature stocked flower beds and borders, outside tap, fence and hedge enclosed, side access to front garden via wooden gate.

### **Garage**

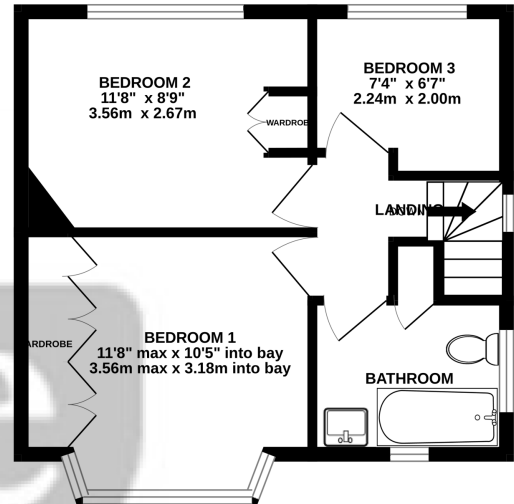
16' 9" x 8' 10" (5.11 m x 2.69m) Single garage with up and over door, vehicle access via shared driveway, side aspect door, two side aspect windows, power and lighting.



GROUND FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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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