



## TORBAY ROAD, HARROW

### Offers in Excess of £600,000

**\*\* EXTENDED\*\*** An extended and well maintained four bedroom mid terrace house conveniently located for shops, schools and transport links. The property has been tastefully decorated by the current owners and briefly comprises entrance hallway, downstairs w/c, fourth bedroom to ground floor with fitted wardrobes, open plan lounge/dining room, modern fitted kitchen, conservatory, three bedrooms off first floor landing and bathroom. Further benefits include double glazing, gas central heating, private rear garden, double garage with rear vehicle access via secure gated service road, off street parking via own driveway and planning permission granted for loft conversion until April 2026. Internal viewing is highly recommended.

- FOUR BEDROOMS
- MIDDLE TERRACE HOUSE
- EXTENDED AND WELL MAINTAINED THROUGHOUT
- MODERN FITTED KITCHEN
- OPEN PLAN LOUNGE/DINING ROOM
- CONSERVATORY
- DOWNSTAIRS W/C
- OFF STREET PARKING
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- PRIVATE REAR GARDEN WITH ACCESS VIA SECURE GATED SERVICE ROAD
- DOUBLE GARAGE WITH REAR VEHICLE ACCESS VIA SECURE GATED SERVICE ROAD
- CONVENIENT FOR SCHOOLS, SHOPS AND TRANSPORT LINKS
- PLANNING PERMISSION GRANTED FOR LOFT CONVERSION UNTIL APRIL 2026

## Ground Floor

### Hallway

Entrance into hallway via front aspect frosted double glazed door, front aspect frosted double glazed window, phone point, radiator, power points, laminate flooring, under stairs storage cupboard housing fuse box and meters, stairs to first floor landing.

### Downstairs W/C,

Low level W/C, pedestal had wash basin, part tiled walls, extractor fan, wall mounted medicine cabinet, laminate flooring.

### Bedroom Four

12' 1" into bay x 10' 2" (3.68m x 3.10m) Front aspect double glazed window into bay, range of fitted wardrobes, radiator, power points, laminate flooring.

### Kitchen

14' 1" max x 6' 5" max (4.29m x 1.96m) Rear aspect double glazed window, sky light, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated gas hob with overhead extractor fan, integrated double oven, space for fridge/freezer, plumbed for washing machine, spot lighting, part tiled walls, power points, cupboard housing wall mounted "Worcester" boiler, laminate flooring.

### Living Room

23' 4" max x 10' 5" max (7.11m x 3.17m) Rear aspect double glazed French doors to conservatory, radiator, power points, feature electric fireplace, fitted wall cabinets, laminate flooring.

## Conservatory

15' 2" x 7' 10" (4.62m x 2.39m) Rear aspect double glazed French doors to garden, two rear aspect double glazed windows, fitted window blinds, radiator, power points, wooden flooring.

## First Floor

### Landing

Loft access, power point, carpeted flooring.

### Bedroom One

12' 7" into bay x 10' 3" (3.84m x 3.12m) Front aspect double glazed window into bay, range of fitted wardrobes, radiator, power points, carpeted flooring.

### Bedroom Two

11' 8" x 10' 3" (3.56m x 3.12m) Rear aspect double glazed window, two fitted wardrobes, radiator, power points, carpeted flooring.

### Bedroom Three

6' 9" x 5' 8" (2.06m x 1.73m) Front aspect double glazed window, radiator, power points, carpeted flooring.

### Bathroom

7' 8" x 6' 3" (2.34m x 1.91m) Rear aspect frosted double glazed window, low level W/C, wall mounted douche, vanity hand wash basin, corner shower with fully tiled surround, wall mounted electric shower with attachment, fully tiled walls, wall mounted heated towel rail, spot lighting, extractor fan, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Outside

### Front Garden

Off street parking via block paved driveway.

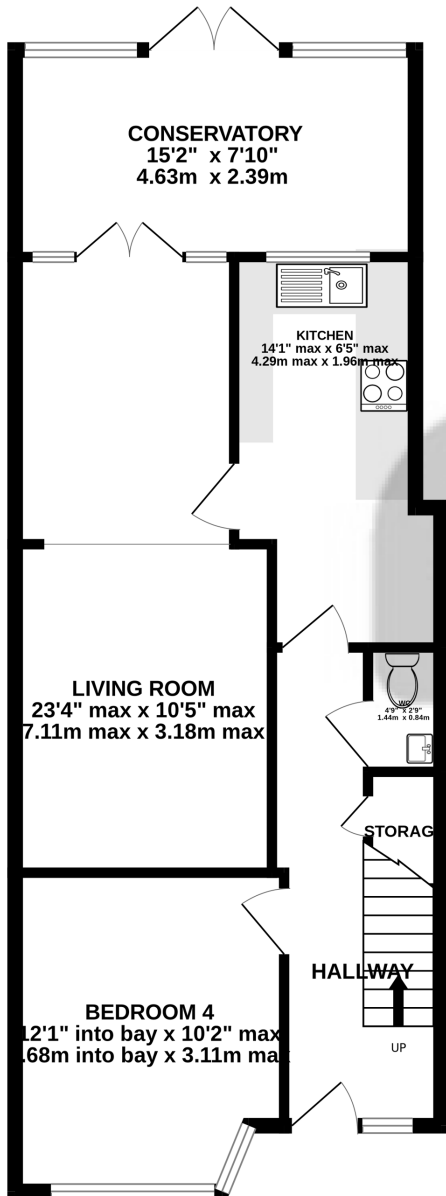
### Rear Garden

Patio and path leading to rear double garage, mainly laid lawn, mature stocked borders, outside tap, fence enclosed, rear wooden gate leading to secure gated service road.

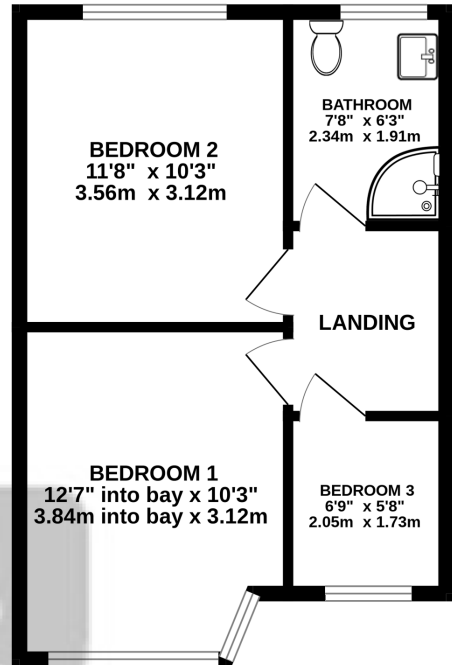
### Double Garage

20' 10" x 13' 5" (6.35m x 4.09m) Rear aspect up and over doors, front aspect door, two front aspect windows, two side aspect windows, power and lighting.

GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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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