



WINDSOR CRESCENT, HARROW

£700,000

**** NO ONWARD CHAIN **** An extended and well maintained three bedroom semi detached house conveniently located for shops, schools and transport link. This attractive property offers scope for further development subject to planning permission being granted and briefly comprises entrance porch, hallway, through lounge/dining room, extended kitchen/breakfast room, downstairs shower room with W/C, three bedrooms off first floor landing with fitted wardrobes in two of the bedrooms and spacious family bathroom. Further benefits include double glazing, gas central heating with 'Worcester' combination boiler, garage with power, private rear garden and driveway for two cars.

- THREE BEDROOM SEMI DETACHED HOUSE
- EXTENDED AND WELL MAINTAINED THROUGHOUT
- OPEN PLAN LOUNGE/DINING ROOM
- MODERN FITTED KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- DOUBLE GLAZING & GAS CENTRAL HEATING WITH 'WORCESTER' COMBINATION BOILER
- DOWNSTAIRS SHOWER ROOM WITH WC
- SPACIOUS BATHROOM
- OFF STREET PARKING VIA OWN DRIVEWAY
- SINGLE GARAGE WITH VEHICLE ACCESS
- PRIVATE REAR GARDEN
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- NO ONWARD CHAIN
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS

Ground Floor

Porch

Entrance into porch via front aspect double glazed door, two front aspect double glazed windows, side aspect double glazed window, spot lighting, built in shoe storage, tiled flooring.

Hallway

Entrance into hallway via front aspect frosted door, two front aspect frosted windows., spot lighting, radiator, under stairs storage cupboard housing meters, stairs to first floor landing, laminate flooring.

Lounge/dining room

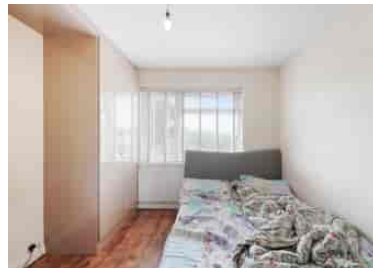
27' 3" max x 11' 6" max (8.31m x 3.51m) Front aspect double glazed window into bay, coved ceiling, radiator, power points, TV aerial, wooden flooring.

Downstairs Shower Room

Low level W/C, wall mounted sink, shower cubicle with fully tiled surround and glass shower screen, wall mounted shower with attachment, tiled walls, extractor fan, wall mounted mirror frosted medicine cabinet, tiled flooring.

Kitchen/Breakfast Room

L-Shaped 16' 9" max x 15' 9" max (5.11m x 4.80m) Rear aspect double glazed door to garden, three rear aspect double glazed windows, Two 'Velux' windows, range of wall and base level units with granite work surfaces, breakfast bar with granite work surface, integrated single sink with drainer, integrated gas hob with overhead extractor fan, integrated oven and microwave, plumbed for washing machine, integrated dishwasher, wall mounted cupboard enclose 'Worcester' boiler, two radiators, part tiled walls, power points, 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.

First Floor

Landing

Side aspect frosted double glazed window, loft access, power points with USB ports, laminate flooring.

Bedroom One

15' 6" max x 11' 2" max (4.72m x 3.40m) Front aspect double glazed window into bay, range of fitted wardrobes, radiator, power points, laminate flooring.

Bedroom Two

12' 6" x 9' 9" (3.81m x 2.97m) Rear aspect double glazed window, range of fitted wardrobes, radiator, power points, laminate flooring.

Bedroom Three

7' 3" x 6' 5" (2.21m x 1.96m) Front aspect double glazed window into 'Oriol' bay, fitted wall storage unit, radiator, power points, laminate flooring.

Bathroom

7' 6" x 7' 1" (2.29m x 2.16m) Rear aspect frosted double glazed window, low level W/C, vanity hand wash basin, tile enclosed bath with mixer tap, glass shower screen, wall mounted shower with attachment, fully tiled walls, extractor fan, spot lighting, fitted storage cupboard, heated towel rail, tiled flooring.

Outside

Front Garden

Off street parking for two vehicles via own driveway, vehicle access to garage.

Rear Garden

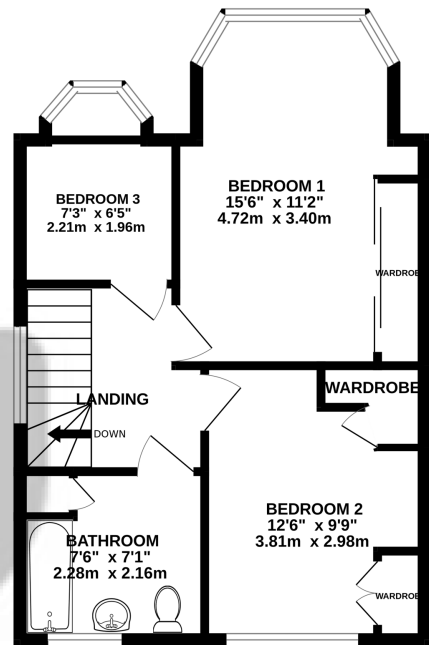
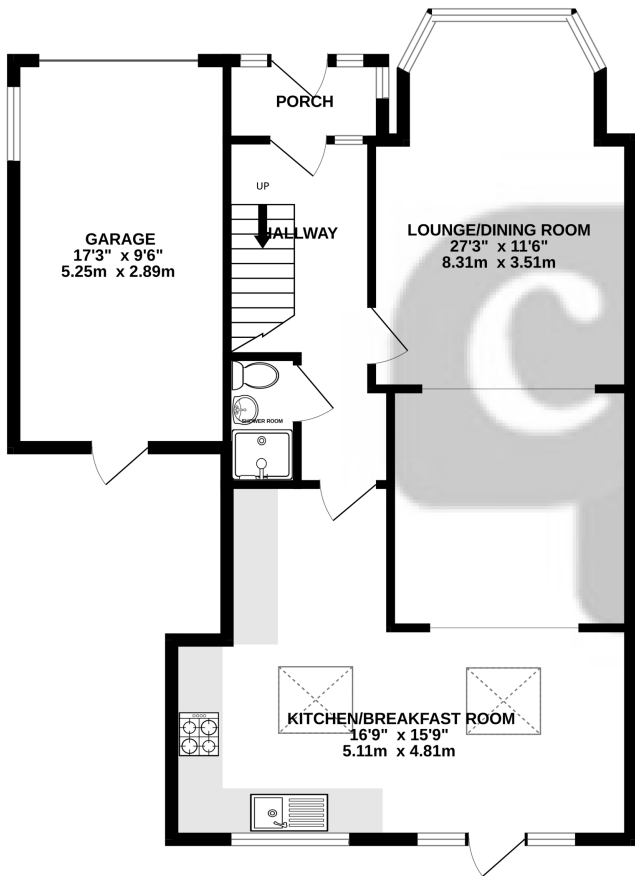
Patio leading to laid lawn, stocked borders, path leading to rear of garden, wooden shed, outside tap, security light, power points, fence enclosed, side access to garage.

Garage

17' 3" x 9' 6" (5.26m x 2.90m) Front aspect up and over door, rear aspect door, side aspect window, power and lighting, water pressure cylinder.

GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.

1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1269 sq.ft. (117.9 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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