

## LULWORTH GARDENS, HARROW

£725,000

**\*\* EXTENDED \*\*** An extended five bedroom, three bathroom semi detached house situated on a quiet cul-sac set in the heart of Rayners Lane, within 0.8 miles of the shopping and transport amenities at Rayners Lane. The property is also situated within the catchment of the outstanding rated Newton Farm School. The property offers scope for further development subject to planning permission being granted and briefly comprises entrance porch, hallway, lounge, dining room, kitchen, downstairs fifth bedroom with en-suite wet room, three bedrooms off first floor landing, family bathroom and master bedroom off second floor landing with en-suite. Further benefits include multiple off street parking via own driveway, large private rear garden with access to storage/utility, raised decking area, covered patio, fruit trees and two wooden sheds.

- EXTENDED FIVE BEDROOM SEMI DETACHED HOUSE
- MODERN KITCHEN
- TWO RECEPTION ROOMS
- THREE BATHROOMS
- DOWNSTAIRS FIFTH BEDROOM WITH EN-SUITE WET ROOM
- LARGE PRIVATE REAR GARDEN WITH SIDE ACCESS
- APRICOT & NISPERO/JAPANESE LOQUAT FRUIT TREES IN GARDEN
- DOUBLE GLAZING & GAS CENTRAL HEATING
- OFF STREET PARKING FOR MULTIPLE CARS
- CONVEIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- OUTSIDE STORAGE/UTILITY

## Ground Floor

### Porch

Entrance into porch via front aspect frosted double glazed French doors, tiled flooring, space for shoe and coat storage.

### Hallway

Entrance into hallway via front aspect frosted double glazed door, front aspect double glazed window, under stairs storage housing meters, radiator, power points, tiled flooring, stairs to first floor landing.

### Dining Room

14' 0" x 12' 5" (4.27m x 3.78m) Front aspect double glazed window into bay, coved ceiling, radiator, power points, laminate flooring.

### Lounge

15' 2" x 11' 9" (4.62m x 3.58m) Rear aspect sliding double glazed patio door to garden, coved ceiling, radiator, power points, TV aerial, laminate flooring.

### Kitchen

11' 9" x 6' 6" (3.58m x 1.98m) Rear aspect double glazed door to garden, rear aspect double glazed window, range of wall and base level units with roll top work surfaces, space for five hob gas cooker with overhead extractor fan, single sink with drainer, wall mounted boiler, tiled walls, power points, tiled flooring.

### Bedroom Five

15' 4" x 7' 9" (4.67m x 2.36m) Front aspect double glazed window, radiator, power points, carpeted flooring.

### En-Suite Wet Room

7' 9" x 5' 0" (2.36m x 1.52m) Side aspect frosted double glazed window, low level W/C, with chrome douche, pedestal hand wash basin, wall mounted shower with attachment, fully tiled walls, extractor fan, tiled flooring.

## First Floor

### Landing

Side aspect frosted double glazed window, spot lighting, carpeted flooring, stairs to second floor.



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 Two**

14' 5" into bay x 11' 8" (4.39m x 3.56m) Front aspect double glazed window into bay, spot lighting, radiator, power points, carpeted flooring.

### **Bedroom Three**

11' 10" x 11' 8" (3.61m x 3.56m) Rear aspect double glazed window, range of fitted wardrobes and dressing table, wall mounted mirror with side mounted lights, radiator, power points, carpeted flooring.

### **Bedroom Four**

7' 3" x 6' 8" (2.21m x 2.03m) Front aspect double glazed window, radiator, power points, carpeted flooring.

### **Bathroom**

7' 2" x 6' 6" (2.18m x 1.98m) Rear aspect frosted double glazed window, low level W/C with chrome douche, vanity hand wash basin, panel enclosed bath with mixer tap and shower attachment, heated towel rail, spot lighting, wall mounted medicine cabinet, tiled walls, tiled flooring.

## **Second Floor**

### **Bedroom One**

17' 7" max x 14' 8" max (5.36m x 4.47m) Two front aspect double glazed 'Velux' windows, rear aspect double glazed window, eaves storage, power points, carpeted flooring.

### **En-Suite**

6' 5" x 6' 3" (1.96m x 1.91m) Rear aspect frosted double glazed window, low level W/C with chrome douche, shower cubicle with curved sliding glass doors, wall mounted electric shower with attachment, vanity hand wash basin, heated towel rail, extractor fan, spot lighting, wall mounted mirror front medicine cabinet, tiled walls, tiled flooring.

## **Outside**

### **Front Garden**

Multiple off street parking via own driveway, side access to rear garden via wooden gate.

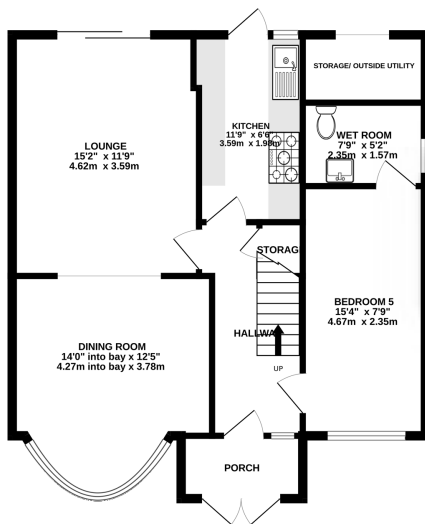
### **Rear Garden**

Patio leading to mainly laid lawn, Apricot tree, Nispero/Japanese loquat tree, covered patio area, raised decking area to the rear of garden, two wooden sheds, fence enclosed, side access to front garden via wooden gate.

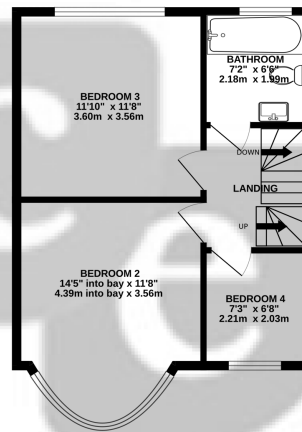
Outside storage/utility plumbed for washing machine and dryer with power points. (8' 9" x 3' 6" (2.67m x 1.07m).



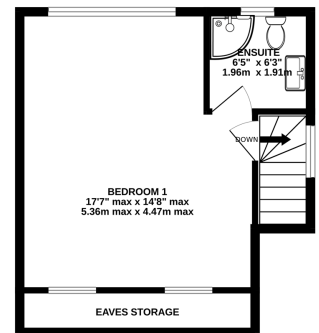
GROUND FLOOR  
710 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



2ND FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 1488 sq.ft. (138.2 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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