



## RAYNERS LANE, HARROW

£559,950

**\*\* EXTENDED \*\*** An extended four bedroom end of terrace house conveniently located within 0.5 miles from South Harrows Piccadilly Line station and 0.7 miles from Rayners Lane Metropolitan/Piccadilly Line station. The property briefly comprises entrance hallway, lounge, open plan kitchen/dining room, three bedrooms of first floor landing, family bathroom, fourth bedroom off second floor landing and en-suite shower room. Further benefits include double glazing, gas central heating, off street parking via own driveway, private rear garden and detached double garage with rear vehicle access via secure gated service road.

- FOUR BEDROOM
- EXTENDED END OF TERRACE
- TWO RECEPTION ROOMS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- TWO BATHROOMS
- DETACHED DOUBLE GARAGE
- REAR ACCESS TO GARAGE VIA SECURE GATED SERVICE ROAD
- OFF STREET PARKING

## Ground Floor

### Hallway

Entrance into hallway via front aspect frosted double glazed door, side aspect double glazed window, coved ceiling, double radiator, power points, phone point, laminate flooring, stairs to first floor landing.

### Lounge

11' 11" into bay x 11' 7" (3.63m x 3.53m) Front aspect double glazed window into half bay, double radiator, power points, TV aerial, laminate flooring.

### Kitchen/Dining Room

18' 4" max x 15' 8" max (5.59m x 4.78m) Rear aspect frosted double doors to garden, rear aspect double glazed window, coved ceiling, feature gas fireplace with surround, range of wall and base level units with roll top work surfaces, single sink with drainer, space for gas cooker, space for fridge/freezer, plumbed for washing machine, wall mounted boiler, part tiled walls, two double radiators, power points, spot lighting, under stairs storage cupboard housing meters, part tiled/laminate flooring.

## First Floor

### Landing

Side aspect frosted double glazed window, coved ceiling, double radiator, power points, stairs to second floor landing.

### Bedroom One

12' 2" into bay x 10' 5" (3.71m x 3.17m) Front aspect double glazed window into half bay, coved ceiling, double radiator, power points.

### Bedroom Two

10' 5" x 9' 10" (3.17m x 3.00m) Rear aspect double glazed window, coved ceiling, fitted wardrobe, cupboard enclosed Mega-flow, double radiator, power points, laminate flooring.

### Bedroom Three

6' 5" x 6' 0" (1.96m x 1.83m) Front aspect double glazed window, coved ceiling, double radiator, power points, laminate flooring.

### Bathroom

8' 3" x 7' 0" (2.51m x 2.13m) Rear aspect frosted double glazed window, low level W/C, pedestal hand wash basin, tiled enclosed bath. shower cubicle with wall mounted electric shower, fully tiled surround, fully tiled walls, tiled flooring, extractor fan, double radiator, spot lighting.

## Second Floor

### Landing

Side aspect frosted double glazed window, coved ceiling, laminate flooring, spot lighting.

### Bedroom Four

16' 3" max x 15' 0" max (4.95m x 4.57m) Two front aspect double glazed Velux windows with fitted blinds, rear aspect double glazed window, two double radiators, power points, spot lighting, eaves storage, laminate flooring.

### Shower Room

6' 9" x 4' 4" (2.06m x 1.32m) Rear aspect frosted double glazed window, low level W/C, vanity hand wash basin with mixer tap, wall mounted mirror, corner shower with wall mounted shower and attachment, spot lighting, extractor fan, wall mounted heated towel rail, tiled walls, 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.

## Outside

### Front Garden

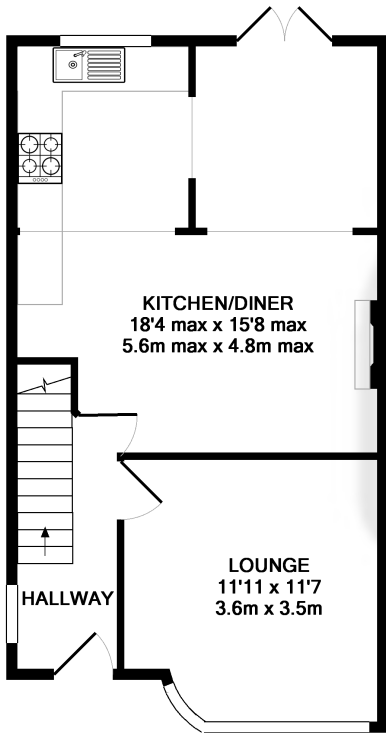
Off street parking via own driveway, side access to rear garden via wooden gate.

### Rear Garden

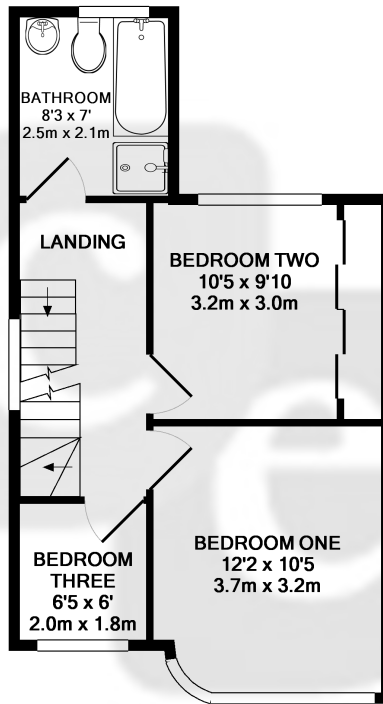
Patio, outside tap, stocked borders, side access to front garden via wooden gate, fence enclosed, access to double garage.

### Double Garage

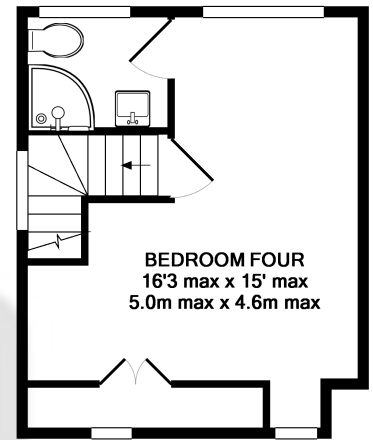
22' 8" x 18' 4" (6.91m x 5.59m) Detached double garage with rear vehicle access via secure gated service road, electric remote up and over door, multiple power points, lighting.



GROUND FLOOR  
APPROX. FLOOR  
AREA 477 SQ.FT.  
(44.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 402 SQ.FT.  
(37.3 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 275 SQ.FT.  
(25.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1154 SQ.FT. (107.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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