



WINKLEY COURT, EASTCOTE LANE, HARROW

£440,000

A spacious and well maintained two double bedroom middle terrace house conveniently located for shops, schools and transport links with Northolt Park Mainline Station being the closest. The property offers scope for further development subject to planning permission and briefly comprises entrance porch, hallway, spacious kitchen, 15' 6" x 14' 2" living room, two double bedrooms with fitted wardrobes and bathroom. Further benefits include double glazing, gas central heating, front garden blocked paved which can be used as parking, easily maintainable private rear garden with gate for rear access, single garage in block with vehicle access and communal off road parking for residents.

- TWO DOUBLE BEDROOMS
- MIDDLE TERRACE HOUSE
- 15'6" X 14'2" LIVING ROOM
- MODERN KITCHEN & BATHROOM
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- EASILY MAINTAINABLE PRIVATE REAR GARDEN
- SINGLE GARAGE IN BLOCK WITH VEHICLE ACCESS
- COMMUNAL OFF STREET PARKING FOR RESIDENTS

Ground Floor

Porch

Entrance into porch via front aspect frosted double glazed door, side aspect frosted double glazed window, fitted shoe cupboard, cupboard housing fuse box, wooden flooring.

Hallway

Entrance into hallway via front aspect frosted door, coved ceiling, spot lighting, radiator, power points, wooden flooring.

Kitchen

10' 6" x 8' 8" (3.20m x 2.64m) Front aspect double glazed window, range of wall and base level units with square edge work surfaces, integrated gas hob with oven below and overhead extractor fan, one and a half bowl sink with drainer, plumbed for washing machine, space for fridge/freezer, integrated 'Bosch' dishwasher, part tiled walls, power points with USB points, spot lighting, tiled flooring.

Living Room

15' 6" x 14' 2" (4.72m x 4.32m) Rear aspect double glazed window, rear aspect double glazed patio door to garden, coved ceiling, radiator, power points, TV aerial, phone point, wooden flooring, under stairs storage cupboard, stairs to first floor landing.

First Floor

Landing

Loft access (fully boarded and insulated) , coved ceiling, power points, wooden flooring, two storage cupboards housing wall mounted 'Vaillant' combination boiler.

Bedroom One

14' 5" x 12' 2" (4.39m x 3.71m) Rear aspect double glazed window, range of fitted wardrobes with mirrored panel, radiator, power points, built in storage cupboard, wooden flooring.

Bedroom Two

10' 5" x 8' 8" (3.17m x 2.64m) Front aspect double glazed window, fitted wardrobes with mirror panel, fitted desk with overhead storage, radiator, power points, coved ceiling, wooden flooring.

Bathroom

7' 6" x 4' 7" (2.29m x 1.40m) Front aspect frosted double glazed window, low level W/C with wall mounted douche, wall mounted hand wash basin with fountain mixer tap, panel enclosed bath with mixer tap, wall mounted shower with attachment, spot lighting, extractor fan, wall mounted mirror fronted medicine cabinet, fully tiled walls, tiled flooring.

Outside

Front Garden

Block paved with the option to use as off road parking.

Rear Garden

Patio, fence enclosed, rear aspect wooden gate, security light.

Garage

17' 7" x 7' 9" (5.36m x 2.36m) Single garage in block with up and over door, vehicle access via communal access.

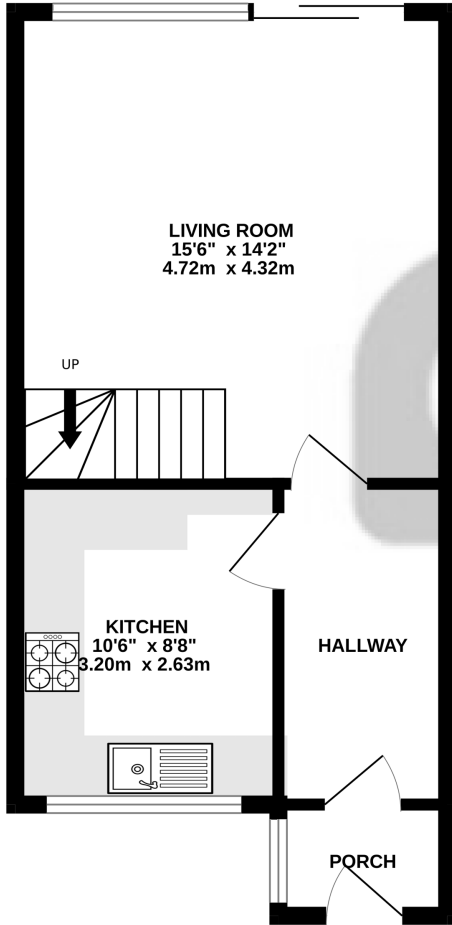
Communal Parking

Communal off street parking area for residents.

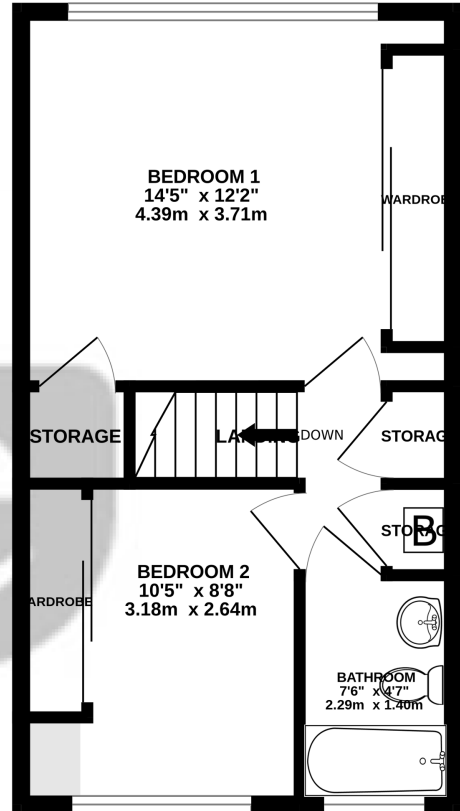


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GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 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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