



LYNTON ROAD, HARROW

£550,000

An immaculately presented three bedroom middle terrace house conveniently located within 0.5 miles from Rayners Lane Metropolitan/Piccadilly Line station. The property briefly comprises entrance porch, hallway, open plan lounge dining room, spacious kitchen, downstairs bathroom, three bedrooms off first floor landing and W/C. Further benefits include double glazing, gas central heating, attractive and well maintained front and rear gardens and rear garage with vehicle access via secure gated service road.

- THREE BEDROOMS
- MIDDLE TERRACE HOUSE
- OPEN PLAN LOUNGE/DINING ROOM
- SPACIOUS KITCHEN
- DOWNSTAIRS BATHROOM
- W/C OFF FIRST FLOOR LANDING
- IMMACULATEDLY PRESENTED THROUGHOUT
- CONVENIENT FOR SCHOOLS, SHOPS AND TRANSPORT LINKS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- WELL MAINTAINED FRONT AND REAR GARDENS
- GARAGE WITH REAR ACCESS VIA SECURE GATED SERVICE ROAD

Ground Floor

Porch

Entrance into porch via front aspect double glazed door, front aspect double glazed window, side aspect frosted double glazed window, tiled flooring.

Hallway

Front aspect double glazed door, front aspect frosted double glazed window, under stairs storage housing meters, coved ceiling, stripped and polished wooden floor boards, radiator, power points, stairs to first floor landing.

Open Plan Lounge/Dining Room

23' 6" max x 16' 9" max (7.16m x 5.11m) Front aspect double glazed window into bay, coved ceiling, spot lighting, feature electric fireplace with surround, two radiators, power points, phone point, stripped and polished wooden floor boards.

Kitchen

11' 8" x 8' 2" (3.56m x 2.49m) Rear aspect double glazed door to garden, two rear aspect double glazed windows, range of wall and base level units with roll top work surfaces, single sink with drainer, space for gas cooker, space for fridge/freezer, space for dishwasher, plumbed for washing machine, space for dryer, wall mounted 'Vaillant' combination boiler, radiator, power points, spot lighting, part tiled walls, lino tile effect flooring.

Bathroom

7' 5" x 7' 5" (2.26m x 2.26m) Rear aspect frosted double glazed window, low level W/C, vanity hand wash basin, tile enclosed bath with glass shower screen, wall mounted shower with attachment, heated towel rail, tiled walls, storage cupboard, wall mounted mirror fronted medicine cabinet, shaving point, spot lighting, tiled flooring.

First Floor

Landing

Loft access, coved ceiling, power points, carpeted 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.

Bedroom One

14' 4" max x 16' 9" max (4.37m x 5.11m) Front aspect double glazed window into bay, front aspect double glazed window, coved ceiling, two built in wardrobes, radiator, power points, carpeted flooring.

Bedroom Two

10' 3" x 7' 5" (3.12m x 2.26m) Rear aspect double glazed window, radiator, power points, carpeted flooring.

Bedroom Three

9' 2" x 9' 2" (2.79m x 2.79m) Rear aspect double glazed window, range of fitted wardrobes and dressing table, radiator, power points, carpeted flooring.

W/C

Low level W/C, wall mounted hand wash basin with tiled splash back, wall mounted corner mirror fronted medicine cabinet, integrated mirror, light with shaving point, extractor fan, coved ceiling, tiled flooring.

Outside

Front Garden

Path leading to porch, laid lawn, mature stocked borders, wall and hedge enclosed.

Rear Garden

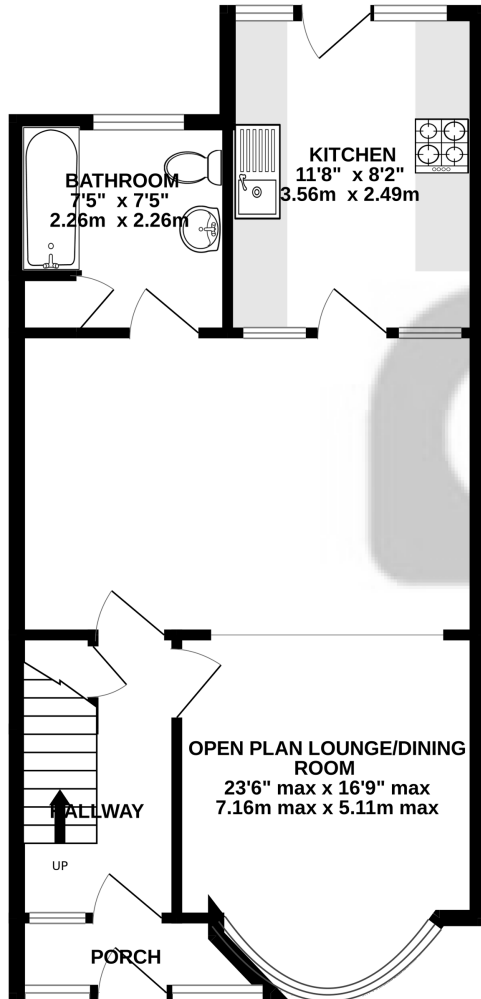
Block paved patio leading to laid lawn, mature stocked borders, out side tap, fence enclosed, rear access to rear service road via wooden gate, potting shed.

Garage

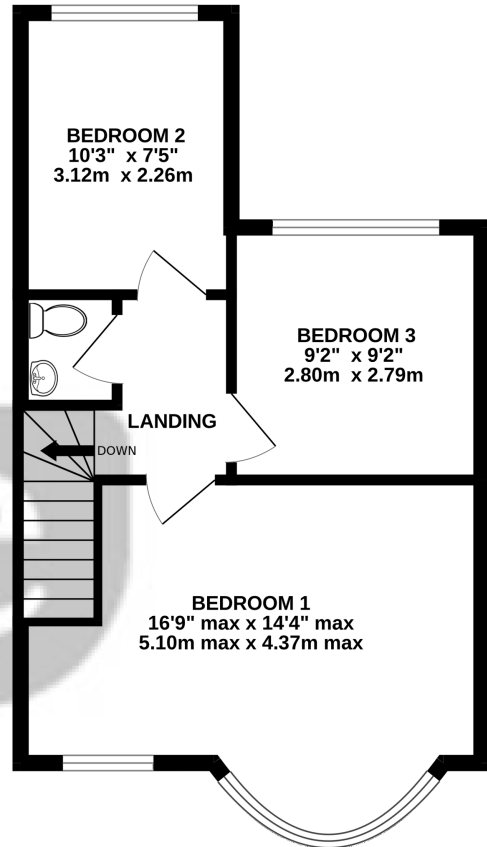
16' 1" x 11' 7" (4.90m x 3.53m) Rear aspect up and over door, rear access via secure gated service road, side aspect door, side aspect window, lighting, power point.



GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.0 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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