

## ROXETH GREEN AVENUE, HARROW

### £540,000

**\*\* NO ONWARD CHAIN \*\*** An extended three/four bedroom end of terrace house conveniently located for shops, schools and transport links. The property briefly comprises porch, hallway, downstairs w/c, two reception rooms, one of which can be used as a fourth bedroom, modern fitted kitchen/breakfast room, three bedrooms off first floor landing and family bathroom. Further benefits include double glazing, gas central heating with 'Vaillant' combination boiler, off street parking via own driveway, private rear garden and vehicle access to single detached garage.

- THREE/FOUR BEDROOM END OF TERRACE HOUSE
- EXTENDED MODERN FITTED KITCHEN/BREAKFAST ROOM
- TWO RECEPTION ROOMS
- DOWNSTAIRS W/C
- OFF STREET PARKING VIA OWN DRIVEWAY
- DETACHED SINGLE GARAGE WITH VEHICLE ACCESS
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- NO ONWARD CHAIN DELAYS

## Ground Floor

### Porch

Entrance into porch via front aspect door, front and side aspect double glazed windows, coconut coir flooring.

### Hallway

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

### Downstairs W/C

Side aspect frosted double glazed window, low level W/C, wall mounted hand wash basin, radiator, spot lighting.

### Reception Room 1/Bedroom 4

13' 8" into bay x 11' 7" (4.17m x 3.53m) Front aspect double glazed window into bay, spot lighting, radiator, power points, laminate flooring.

### Reception Room 2

10' 6" x 10' 1" (3.20m x 3.07m) Sliding glass doors leading to kitchen/breakfast room, fitted units, radiator, power points, laminate flooring.

### Kitchen/Breakfast Room

16' 3" x 10' 8" (4.95m x 3.25m) Rear aspect double glazed door to garden, rear aspect double glazed window, side aspect double glazed window, sky light, range of wall and base level units with roll top work surfaces, one and a half bowl sink with drainer, integrated gas hob with overhead extractor fan, integrated double oven, integrated 'Neff' dishwasher, space for American fridge/freezer, integrated washing machine, coved ceiling, part tiled walls, power points, tiled flooring.

## First Floor

### Landing

Side aspect double glazed window, loft access, power point, wall mounted 'Vaillant' combination boiler, carpeted flooring.

### Bedroom 1

13' 5" into bay x 11' 3" (4.09m x 3.43m) Front aspect double glazed window into bay, range of fitted wardrobes, radiator, power points, carpeted flooring.

### Bedroom 2

12' 4" x 10' 2" (3.76m x 3.10m) Rear aspect double glazed window into bay, range of fitted wardrobes, radiator, power points, carpeted flooring.

### Bedroom 3

6' 8" x 6' 2" (2.03m x 1.88m) Front aspect double glazed window, radiator, power points, carpeted flooring.

### Bathroom

7' 2" x 6' 8" (2.18m x 2.03m) Two rear aspect frosted double glazed windows, P-Shaped bath with curved glass shower screen and mixer tap, wall mounted shower with attachment, vanity hand wash basin, low level W/C, heated towel rail, part tiled walls, shaving point, extractor fan, tiled flooring.

## Outside

### Front Garden

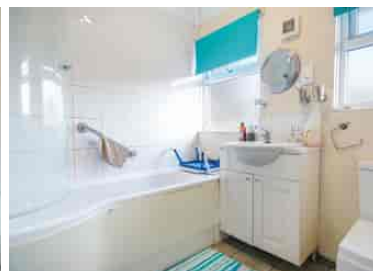
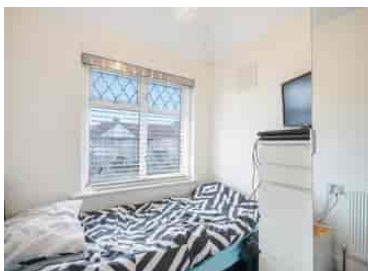
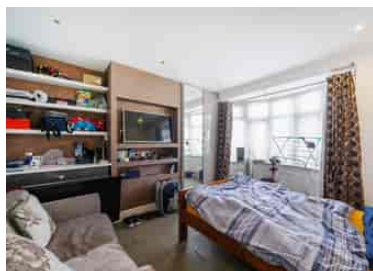
Block paved driveway providing off street parking, side vehicle access to single garage and wooden gate leading to garden.

### Rear Garden

Patio leading to laid lawn, fence enclosed, side access to front garden via wooden gate, outside tap, access to garage.

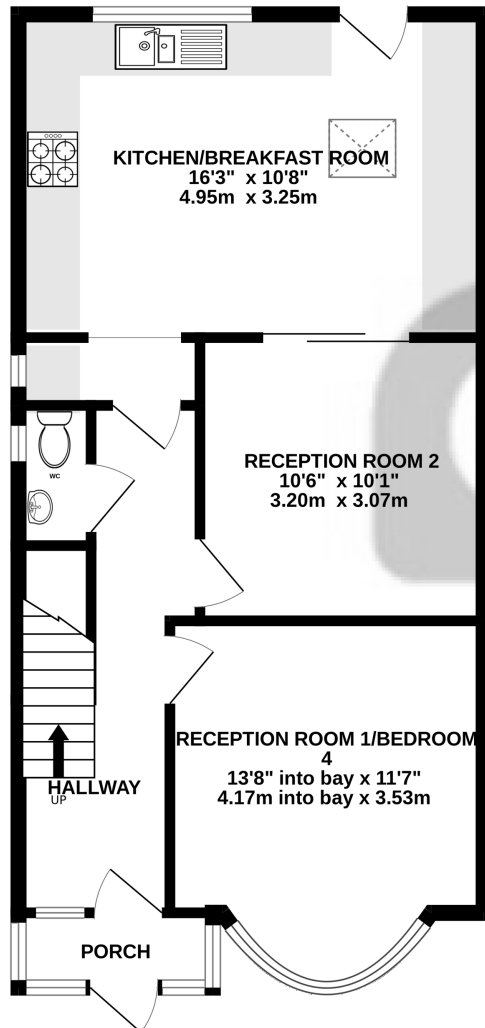
### Garage

15' 2" x 8' 7" (4.62m x 2.62m) Single garage with vehicle access, double front aspect doors, side aspect door, rear aspect window, lighting.

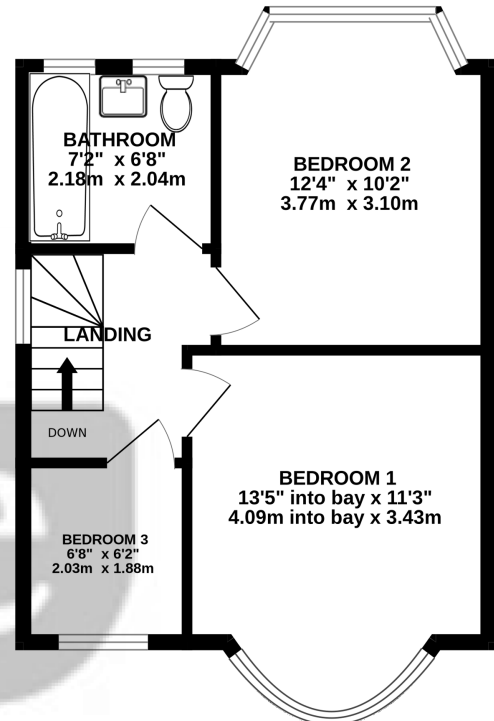


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GROUND FLOOR  
601 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.2 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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