

ROWE WALK, HARROW

£325,000

**** NO ONWARD CHAIN **** A two double bedroom ground floor maisonette, conveniently located within easy reach of local shops, schools and transport links including South Harrow Piccadilly Line and Rayners Lane Metropolitan/Piccadilly Line stations. The property is also a few steps away from the bus stop with regular routes (114 and H9). The accommodation briefly comprises entrance hallway, living room, kitchen, two double bedrooms and bathroom. Further benefits include double glazing, gas central heating, private rear garden with side access, front garden and a long unexpired lease.

- TWO DOUBLE BEDROOM
- GROUND FLOOR MAISONETTE
- PURPOSE BUILT
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- LONG UNEXPIRED LEASE
- NO ONWARD CHAIN
- CONVENIENT FOR SCHOOLS, SHOPS AND TRANSPORT LINKS

Ground Floor

Hallway

Entrance into hallway via front aspect frosted double glazed door, radiator, laminate flooring, power points, storage cupboard housing fuse box.

Living Room

12' 8" x 11' 10" (3.86m x 3.61m) Front aspect double glazed window, feature fireplace, radiator, power points, TV aerial, laminate flooring.

Kitchen

8' 8" x 7' 3" (2.64m x 2.21m) Rear aspect double glazed door to garden, rear aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated gas hob with overhead extractor fan and oven below, space for slimline dishwasher, plumbed for washing machine, wall mounted 'Vaillant' boiler, part tiled walls, power points, tiled flooring.

Bedroom One

12' 1" x 10' 0" (3.68m x 3.05m) Rear aspect double glazed window, range of fitted wardrobes, radiator, power points, laminate flooring.

Bedroom Two

10' 3" x 9' 3" (3.12m x 2.82m) Front aspect double glazed window, radiator, power points, laminate flooring.

Bathroom

6' 9" x 5' 6" (2.06m x 1.68m) Rear aspect frosted double glazed window, low level W/C, vanity hand wash basin, panel enclosed bath with mixer tap, wall mounted shower with attachment, wall mounted heated towel rail, tiled flooring, extractor fan, fully tiled walls.

Outside

Front Garden

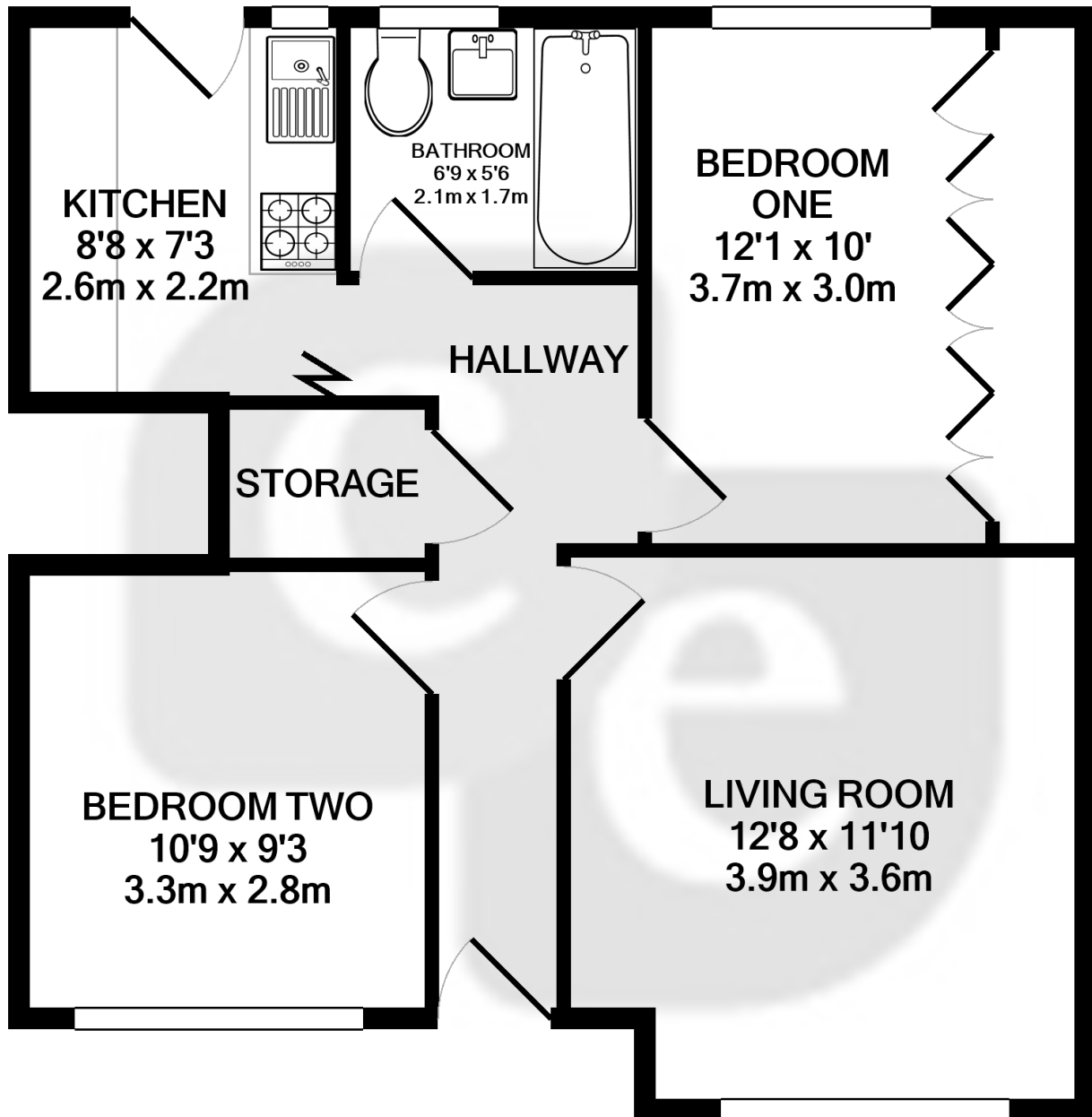
Laid lawn with stocked borders, path leading to front entrance.

Rear Garden

Patio, two wooden sheds, outside tap, fence enclosed, side access via wooden gate.



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.



TOTAL APPROX. FLOOR AREA 551 SQ.FT. (51.2 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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