



NIBTHWAITE ROAD, HARROW

£575,000

A spacious three bedroom terrace house with the added benefit of a loft room, situated in a prime location, within walking distance to Harrow & Wealdstone Station and Harrow on the Hill station. Harrow leisure centre and St George's shopping centre are also both easily accessible. The property offers scope for further development subject to planning permission being granted and briefly comprises entrance hallway, downstairs W/C, open plan lounge/dining room, kitchen, integral garage, three bedrooms off first floor landing, bathroom, and loft room off second floor landing. Further benefits include double glazing, gas central heating, off street parking for two cars via own driveway and private rear garden.

- THREE BEDROOM TERRACE HOUSE WITH ADDITIONAL LOFT ROOM
- SOUGHT AFTER LOCATION
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- OPEN PLAN LOUNGE/ DINING ROOM
- DOWNSTAIRS W/C
- OFF STREET PARKING FOR TWO CARS
- INTEGRAL GARAGE VIA OWN DRIVEWAY
- DOUBLE GLAZING & GAS CENTRAL HEATING

Ground Floor

Hallway

Entrance into hallway via front aspect frosted double glazed door, radiator, power points, laminate flooring, stairs to first floor landing.

Downstairs W/C

Front aspect frosted double glazed window, low level W/C, wall mounted hand wash basin, tiled walls, radiator, lino flooring.

Lounge/Dining Room

24' 4" x 14' 7" (7.42m x 4.45m) Rear aspect double glazed patio door to rear garden, two radiators, power points, TV aerial, storage cupboard, laminate flooring.

Kitchen

12' 11" x 5' 9" (3.94m x 1.75m) 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 oven below and overhead extractor fan, part tiled walls, power points, radiator, tiled flooring.

Integral Garage

17' 4" max x 8' 9" max (5.28m x 2.67m) Front aspect up and over door, side aspect door to hallway, power points, lighting, wall mounted meters, floor mounted boiler.

First Floor

Landing

Stairs to second floor, storage cupboard housing hot water tank, power point, carpeted flooring.

Bedroom One

14' 8" x 10' 3" (4.47m x 3.12m) Rear aspect double glazed window, radiator, power points, carpeted flooring.

Bedroom Two

12' 9" x 7' 9" (3.89m x 2.36m) Front aspect double glazed window, radiator, power points, carpeted flooring.

Bedroom Three

8' 8" x 6' 4" (2.64m x 1.93m) Front aspect double glazed window, radiator, power points, carpeted flooring.

Bathroom

7' 9" max x 7' 9" max (2.36m x 2.36m) Low level W/C, pedestal hand wash basin, panel enclosed bath with mixer tap, wall mounted shower with attachment, radiator, extractor fan, tiled walls, shaving point, lino flooring.

Second Floor

Loft Room

17' 4" x 14' 8" (5.28m x 4.47m) Rear aspect double glazed window, radiator, power points, pedestal hand wash basin with mixer tap and tiled splash back, carpeted flooring.

Outside

Front Garden

Off street parking for two cars via own driveway, access to garage, outside built in storage cupboard, path leading to front entrance.

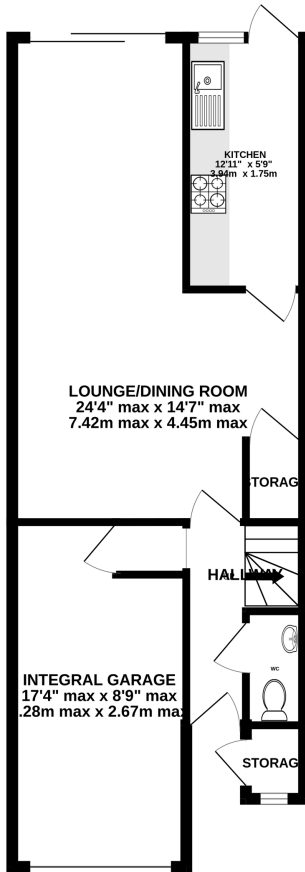
Rear Garden

Patio leading to laid lawn, fence enclosed.

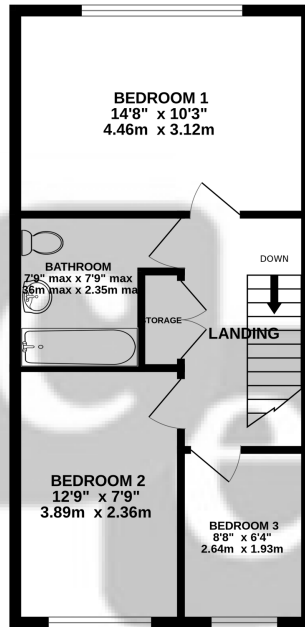


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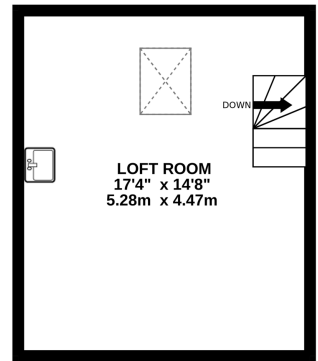
GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



2ND FLOOR
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 1281 sq.ft. (119.0 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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