



## LANKERS DRIVE, HARROW

£2,800 pcm

**\*\* AVAILABLE 31/07/2024 \*\*** A spacious and well maintained three bedroom semi detached house conveniently set close to North Harrow and Rayners Lane high streets with a variety of shops and transport links. The property briefly comprises of welcoming entrance porch, hallway, utility room, downstairs shower room, open plan lounge/dining room, modern fitted kitchen, three bedrooms off landing and modern spacious family bathroom. Further benefits include double glazing and gas central heating, boarded loft space, well presented rear garden with outbuilding/office with en-suite shower room.

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- WELL MAINTAINED THROUGHOUT
- MODERN FITTED KITCHEN
- TWO RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM
- SPACIOUS BATHROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- OFF STREET PARKING FOR TWO CARS
- UTILITY ROOM
- BOARDED LOFT SPACE
- ATTRACTIVE PRIVATE REAR GARDEN
- OFFICE WITH EN-SUITE W/C

## Ground Floor

### Porch

Entrance into porch via front aspect frosted double glazed door, spot lighting, tiled flooring.

### Hallway

Entrance into hallway via front aspect door, two front aspect frosted windows, wall mounted vertical radiator, under stairs storage housing fuse box and meters, wooden flooring, stairs to first floor landing.

### Utility Room

18' 3" x 3' 7" max (5.56m x 1.09m) Front aspect double glazed window, range of fitted storage, wall mounted 'Vaillant' combination boiler, plumbed for washing machine, power points, laminate flooring.

### Downstairs Shower Room

8' 5" x 2' 5" (2.57m x 0.74m) Low level W/C, vanity hand wash basin, wall mounted shower with attachment, extractor fan, radiator, spot lighting, tiled walls, tiled flooring.

### Lounge

13' 8" into bay x 13' 7" (4.17m x 4.14m) Front aspect double glazed window into bay, ceiling mounted speakers, radiator, TV aerial phone point, wooden flooring.

### Dining Room

12' 4" x 11' 2" (3.76m x 3.40m) Rear aspect double glazed French doors to garden, radiator, power points, wooden flooring, range of fitted wall and storage units.

### Kitchen

9' 0" x 8' 3" (2.74m x 2.51m) Rear aspect double glazed window, range of wall and base level units with Oak work surfaces, butler sink with mixer tap, range cooker with overhead extractor fan, integrated dishwasher, integrated fridge/freezer, integrated under counter fridge/freezer, spot lighting, power points, part tiled walls, tiled flooring.

## First Floor

### Landing

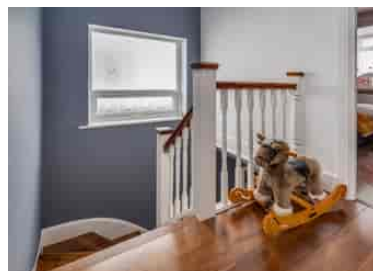
Side aspect frosted double glazed window, loft access with pull down loft ladder, loft boarded and insulated.

### Bedroom One

14' 6" into bay x 10' 10" (4.42m x 3.30m) Front aspect double glazed window into bay, radiator, power points, range of fitted wardrobes, wooden flooring.

### Bedroom Two

11' 4" x 10' 10" (3.45m x 3.30m) Rear aspect double glazed window, fitted wardrobe, radiator, power points, wooden 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **Bedroom Three**

8' 5" x 8' 5" (2.57m x 2.57m) Front aspect double glazed window into oriel bay, radiator, power points, wooden flooring.

### **Bathroom**

8' 5" x 8' 3" (2.57m x 2.51 m) Two rear aspect double glazed windows, low level W/C, double vanity hand wash basin with mixer taps, roll top bath with mixer tap and shower attachment, shower cubicle with fully tiled surround, wall mounted shower with attachment, overhead shower, glass shower screen, spot lighting, extractor fan, heated towel rail, built in storage, wall mounted integrated mirror, tiled flooring.

### **Outside**

#### **Front Garden**

Off street parking via own driveway for two cars.

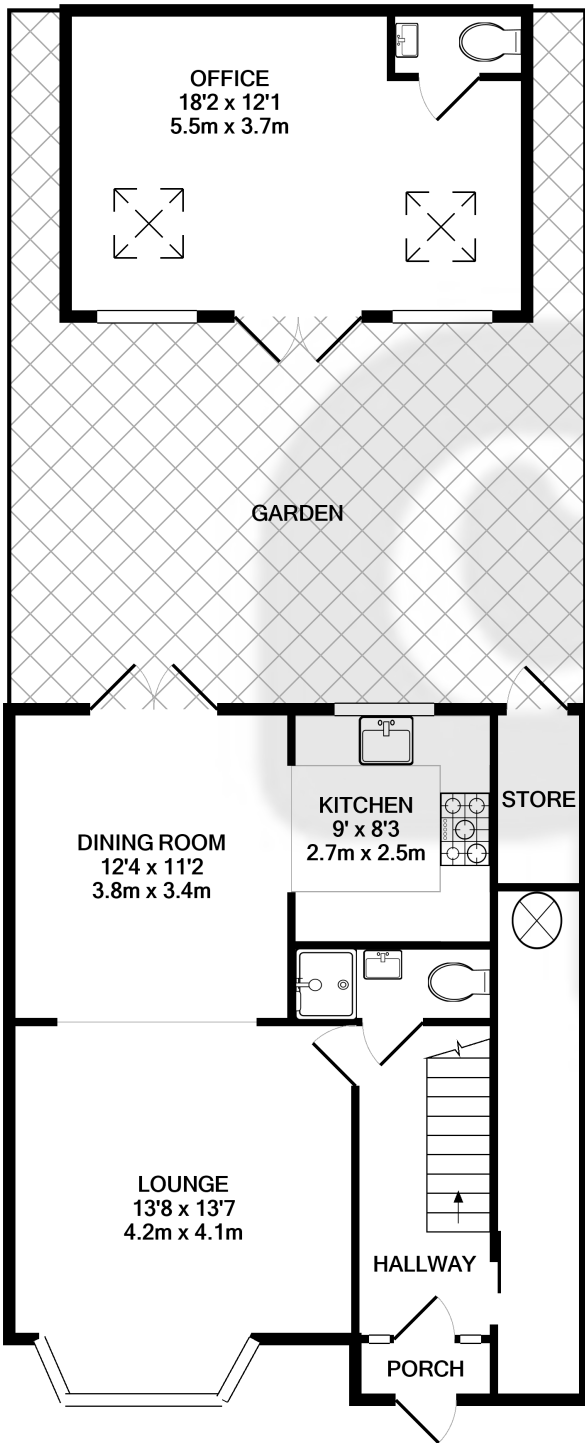
#### **Rear Garden**

Blocked paved patio with path leading to office, rear covered patio area with spot lighting, well stocked borders, outside tap, outside lighting, storage shed, fence enclosed.

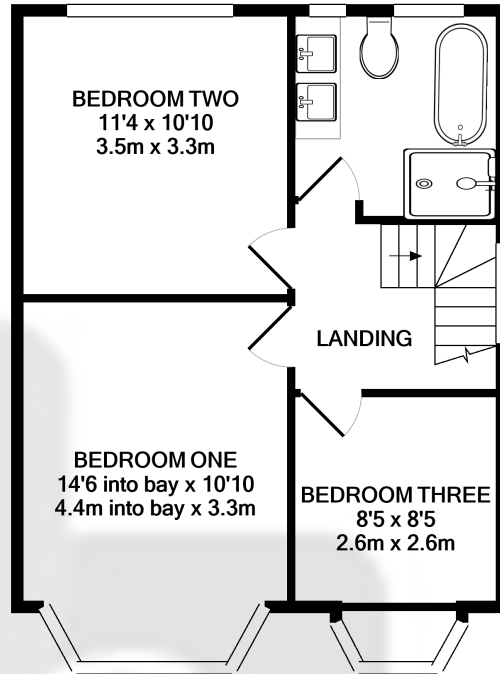
#### **Office with En-Suite W/C**

18' 2" x 12' 1" (5.54m x 3.68m) Front aspect double glazed French doors, two front aspect double glazed windows, Two Velux windows, integrated storage, phone point, internet connection, wooden flooring, low level W/C, tiled flooring.





GROUND FLOOR  
APPROX. FLOOR  
AREA 825 SQ.FT.  
(76.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 479 SQ.FT.  
(44.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1304 SQ.FT. (121.1 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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