



## TORBAY ROAD, HARROW

# £520,000

A three bedroom mid terrace house conveniently located within easy reach of local, shops, schools and transport links. The property offers scope for further development subject to planning permission being granted and briefly comprises entrance porch, hallway, open plan lounge/dining room, kitchen, three bedrooms off first floor landing and bathroom. Further benefits include double glazing, gas central heating with 'Worcester' boiler, off street parking for two cars, private rear garden and single garage with rear vehicle access via secure service road.

- THREE BEDROOM TERRACED HOUSE
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- OPEN PLAN LOUNGE/ DINING ROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- OFF STREET PARKING FOR 2 CARS
- PRIVATE REAR GARDEN
- SINGLE GARAGE WITH REAR VEHICLE ACCESS
- CONVENIENTLY LOCATED FOR NEWTON FARM FIRST AND MIDDLE SCHOOLS

## Ground Floor

### Porch

Entrance into porch via front aspect double glazed French doors, side aspect double glazed windows.

### Hallway

Entrance into hallway via front aspect frosted stained glass door, front aspect frosted stained glass window, spot lighting, under stairs storage housing meters, radiator, power points, stairs to first floor landing.

### Open Plan Lounge/Dining Room

25' 4" into half bay x 10' 10" max (7.72m x 3.30m) Front aspect double glazed window into half bay, rear aspect double glazed French doors to garden, two rear aspect double glazed windows, two radiators, power points, TV aerial, phone point, laminate flooring.

### Kitchen

10' 6" x 5' 8" (3.20m x 1.73m) 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, space for gas cooker, plumbed for washing machine, space for fridge/freezer, wall mounted 'Worcester' boiler, part tiled walls, power points, tiled flooring.

## First Floor

### Landing

Loft access (loft boarded and insulated), spot lighting, carpeted flooring.

### Bedroom One

13' 8" into half bay x 10' 4" (4.17m x 3.15m) Front aspect double glazed window into half bay, radiator, power points, phone point, 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 Two

11' 8" x 10' 4" (3.56m x 3.15m) Rear aspect double glazed window, radiator, power points, carpeted flooring.

### Bedroom Three

7' 4" x 6' 8" (2.24m x 2.03m) Front aspect double glazed window, radiator, power points, carpeted flooring.

### Bathroom

7' 2" x 6' 0" (2.18m x 1.83m) Rear aspect frosted double glazed window, low level W/C, vanity hand wash basin, panel enclosed bath with mixer tap and shower attachment, fully tiled walls, heated towel rail, spot lighting, tiled flooring.

### Outside

#### Front Garden

Off street parking for two cars via own driveway.

#### Rear Garden

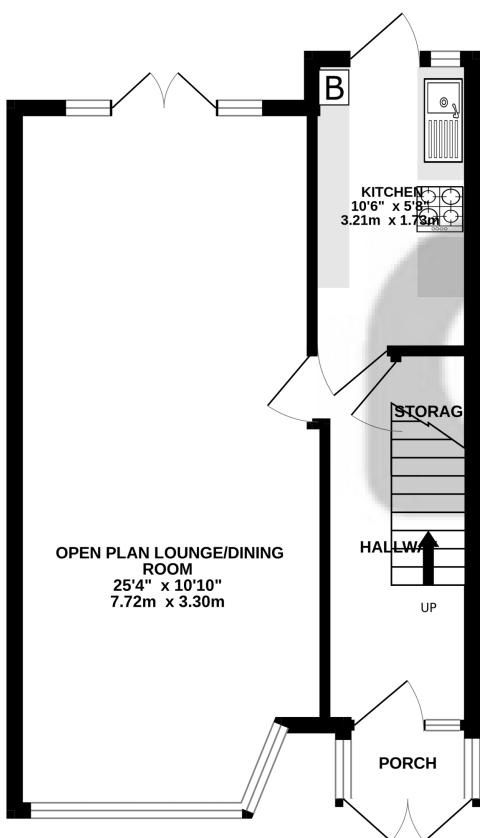
Patio leading to mainly laid lawn, stocked borders, fence enclosed, rear wooden gate to service road, shed, outside tap, security light.

#### Garage

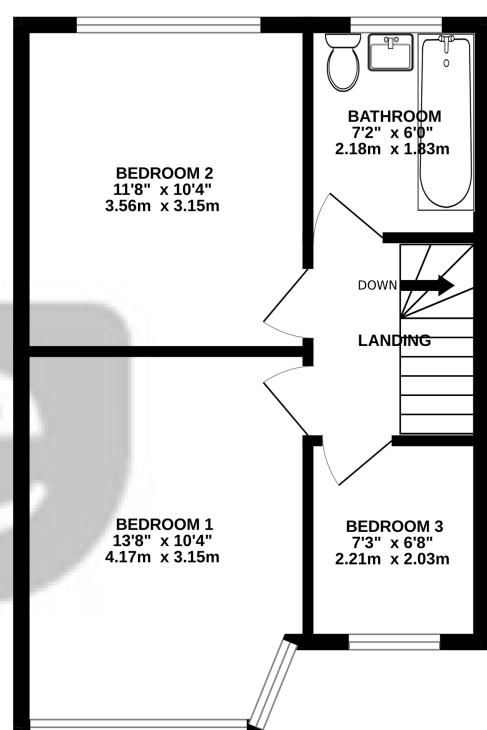
18' 9" x 8' 1" (5.71m x 2.46m) Single garage with rear aspect up and over door, rear vehicle access via secure gated service road, side aspect door, rear aspect window.



GROUND FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.6 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 present or efficiency can be given.

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