



KINGS ROAD, HARROW

£525,000

**** NO ONWARD CHAIN **** An extended three bedroom mid terrace house conveniently located within the catchment for Newton Farm nursery, infant and junior school and within 0.2 miles from Rayners Lane metropolitan/Piccadilly Line station and shops. The property briefly comprises entrance porch, hallway, downstairs bathroom, bay fronted lounge, dining room, extended kitchen, three bedrooms off first floor landing and bathroom. Further benefits include partial double glazing, gas central heating, off street parking and private rear garden with workshop.

- THREE BEDROOMS
- EXTENDED
- MID TERRACE HOUSE
- OFF STREET PARKING
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- NO ONWARD CHAIN DELAYS
- CLOSE TO RAYNERS LANE STATION (PICCADILLY & MET LINE)
- GARDEN WITH WORKSHOP
- SITUATED WITHIN THE CATCHMENT AREA FOR NEWTON FARM NURSERY, INFANT AND JUNIOR SCHOOL

Ground Floor

Porch

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

Hallway

Entrance into hallway via front aspect frosted double glazed door, front aspect frosted double glazed window, coved ceiling, radiator, power point, under stairs storage housing meters, storage cupboard, stairs to first floor landing, wooden flooring.

Lounge

14' 4" into bay x 11' 6" (4.37m x 3.51m) Front aspect double glazed window into bay, radiator, power points, phone point, TV aerial, wooden flooring.

Dining Room

11' 6" x 10' 5" (3.51m x 3.17m) Coved ceiling, radiator, power points, wooden flooring.

Kitchen

16' 10" x 10' 2" (5.13m x 3.10m) Rear aspect double glazed door to garden, rear aspect double glazed window, range of wall and base level units with breakfast bar, roll top work surfaces, one and a half bowl sink with drainer, integrated gas hob with oven below and overhead extractor fan, stainless steel splash back, integrated dishwasher, integrated washing machine, coved ceiling, part tiled walls, power points, wooden flooring.

Downstairs Bathroom

5' 9" x 5' 8" (1.75m x 1.73m) Low level W/C, vanity hand wash basin, shower cubicle with sliding glass shower doors, wall mounted shower with attachment, tiled surround, heated towel rail, tiled flooring, spot lighting, extractor fan.

First Floor

Landing

Loft access, coved ceiling.

Bedroom One

14' 4" into bay x 10' 5" into wardrobe (4.37m x 3.17m) Front aspect window into bay, coved ceiling, range of fitted wardrobes, radiator, power points, spot lighting.

Bedroom Two

11' 8" x 10' 5" (3.56m x 3.17m) Rear aspect window, coved ceiling, fitted wardrobe, radiator, power points.

Bedroom Three

7' 3" x 6' 10" (2.21m x 2.08m) Front aspect window, radiator, power points.

Bathroom

7' 2" x 6' 7" (2.18m x 2.01m) Rear aspect frosted window, low level W/C, vanity hand wash basin, panel enclosed bath with mixer tap, storage cupboard, heated towel rail, tiled walls, shaving point, tiled flooring.

Outside

Front Garden

Off street parking via own driveway.

Rear Garden

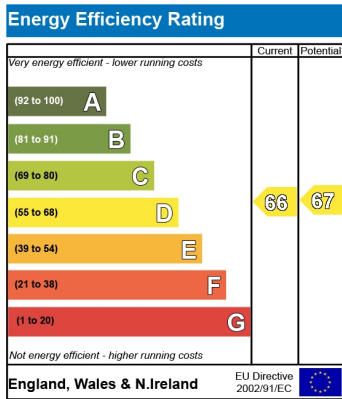
Patio leading to artificial lawn, stocked flower bed, outside tap, fence enclosed.

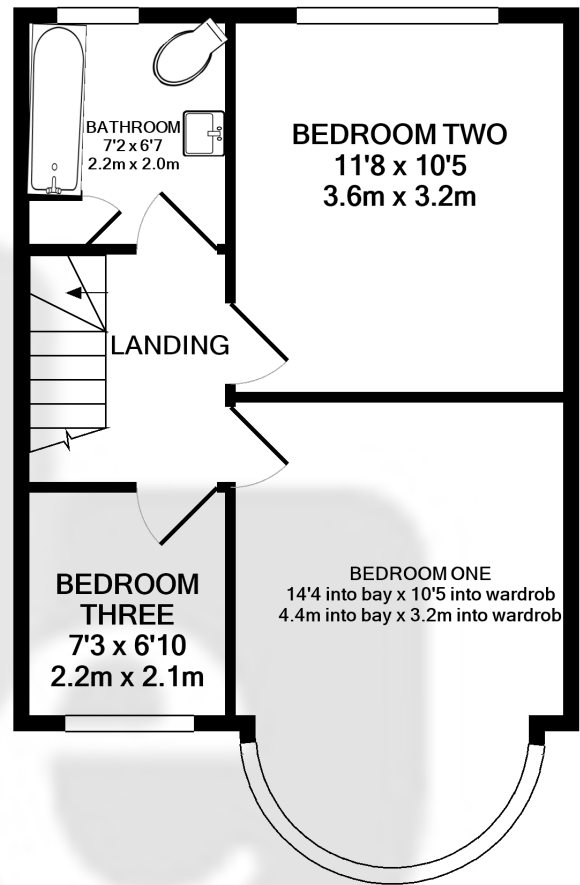
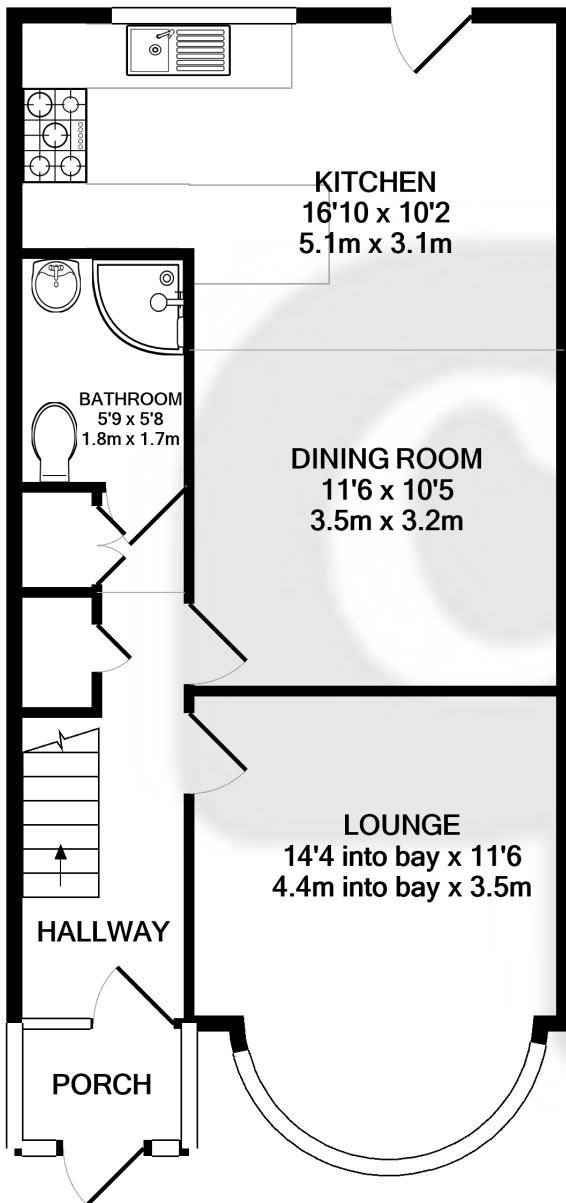


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Workshop

11' 6" x 7' 10" (3.51m x 2.39m) Front aspect frosted double glazed door, front aspect frosted double glazed window, power points, lighting.





1ST FLOOR
APPROX. FLOOR
AREA 397 SQ.FT.
(36.9 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 571 SQ.FT.
(53.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 968 SQ.FT. (90.0 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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