



## DRAKE ROAD, HARROW

### £550,000

**\*\* NO ONWARD CHAIN \*\*** Presenting a charming three-bedroom, end of terrace 'Nash' built house within the sought-after catchment area for Newton Farm School, making it an ideal choice for families. Offering excellent potential for further development, subject to planning permission, this property combines comfortable living with promising opportunities for enhancement. Boasting a bay fronted lounge, dining room with direct access to rear garden, modern kitchen, three bedrooms off landing and bathroom with a separate W/C. Further benefits include double glazing, gas central heating, secure rear access via a gated service road and no upper chain, allowing for a swift and smooth move.

- THREE BEDROOMS
- END OF TERRACE HOUSE
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- CATCHMENT AREA OF NEWTON FARM SCHOOL
- GARAGE WITH REAR ACCESS VIA SECURE GATED SERVICE ROAD
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- PRIVATE REAR GARDEN
- NO ONWARD CHAIN

## Ground Floor

### Hallway

Entrance into hallway via front aspect frosted double glazed door, front aspect frosted double glazed window, radiator, power points, phone point, understairs storage housing fuse box, meters and side aspect window, laminate flooring, stairs to first floor landing.

### Lounge

14' 2" into bay x 10' 10" (4.32m x 3.30m) Front aspect double glazed window into bay, radiator, power points, phone point, TV aerial, laminate flooring.

### Dining Room

15' 0" x 10' 5" (4.57m x 3.17m) Rear aspect double glazed door to garden, two rear aspect double glazed windows, radiator, power points, laminate flooring.

### Kitchen

11' 8" x 5' 9" (3.56m 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, gas hob with oven below and overhead extractor fan, space for fridge/freezer, plumbed for washing machine, part tiled walls, power points, radiator, lino flooring.

## First Floor

### Landing

Side aspect frosted double glazed window, loft access, power points, carpeted flooring.

### Bedroom One

14' 6" into bay x 10' 6" (4.42m x 3.20m) Front aspect double glazed window into bay, built in cupboard, radiator, power points, carpeted flooring.

### Bedroom Two

11' 7" x 10' 3" (3.53m x 3.12m) Rear aspect double glazed window, radiator, power points, carpeted flooring.

### Bedroom Three

7' 2" x 6' 5" (2.18m x 1.96m) Front aspect double glazed window into bay, radiator, power points, carpeted flooring.

### Bathroom

7' 5" x 6' 2" (2.26m x 1.88m) Rear aspect double glazed window, panel enclosed bath with mixer tap and shower attachment, pedestal hand wash basin, tiled walls, wall mounted mirror fronted medicine cabinet, cupboard housing wall mounted boiler and hot water tank, lino flooring.

### Separate W/C

Side aspect frosted double glazed window, ow level W/C, lino flooring.

## Outside

### Front Garden

Path leading to main entrance via gate, laid lawn, side access to rear garden via wooden gate.

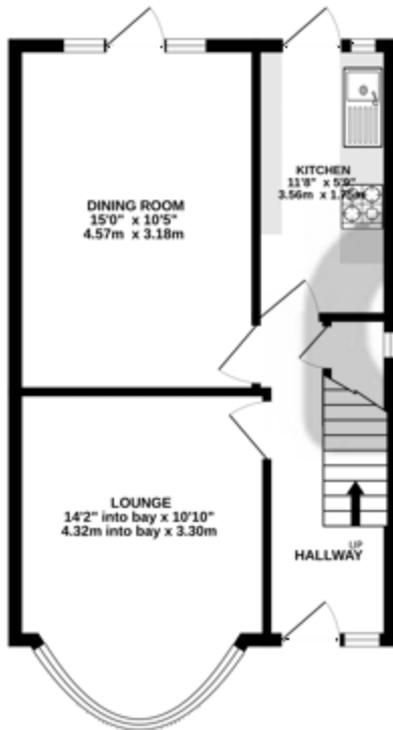
### Rear Garden

Patio leading to mainly laid lawn, side access to front garden via wooden gate, wooden shed, outside tap, security light, fence enclosed, rear access via secure gated service road.

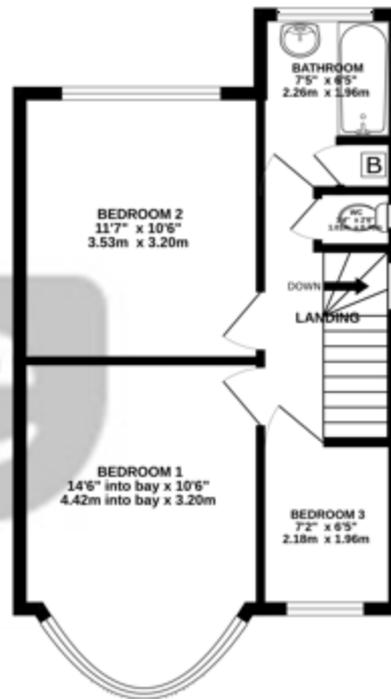


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**GROUND FLOOR**  
436 sq.ft. (40.5 sq.m.) approx.



**1ST FLOOR**  
401 sq.ft. (37.3 sq.m.) approx.



**TOTAL FLOOR AREA: 837 sq.ft. (77.8 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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