



CLITHEROE AVENUE, HARROW

£525,000

A spacious three bedroom end of terrace house conveniently located within 0.4 miles from Rayners Lane Metropolitan/Piccadilly Line station. The property briefly comprises entrance hallway, through lounge/dining room, kitchen, downstairs shower room with W/C, three bedrooms of landing and family bathroom. Further benefits include double glazing, gas central heating, off street parking for two cars, private rear garden and garage with rear access via service road.

- THREE BEDROOMS
- END OF TERRACE HOUSE
- THROUGH LOUNGE/DINING ROOM
- DOWNSTAIRS SHOWER ROOM
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- OFF STREET PARKING FOR TWO CARS
- PRIVATE REAR GARDEN WITH REAR ACCESS VIA SERVICE ROAD
- GARAGE WITH REAR ACCESS VIA SERVICE ROAD

Ground Floor

Hallway

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

Lounge/Dining Room

30' 0" into bay x 11' 0" max (9.14m x 3.35m) Front aspect window into bay, rear aspect double glazed French doors to garden, stripped and polished floorboards, two radiators, power points, TV aerial.

Kitchen

12' 0" x 5' 10" (3.66m x 1.78m) Rear aspect double glazed window, side aspect frosted double glazed door to garden, range of wall and base level units with roll top work surfaces, matching up stands, electric hob with oven below and overhead extractor fan, stainless steel splash back, single sink with drainer, plumbed for washing machine, space for fridge/freezer, spot lighting, power points, tiled flooring, cupboard enclosed wall mounted 'Vaillant' boiler.

Downstairs Shower Room

8' 10" x 3' 7" (2.69m x 1.09m) Front aspect double glazed window, low level W/C, pedestal hand wash basin, shower cubicle with sliding glass door, wall mounted shower with attachment, tiled surround, coved ceiling, spot lighting, extractor fan, wall mounted heated towel rail, shaving point, medicine cabinet, tiled flooring.

First Floor

Landing

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

Bedroom One

14' 7" into bay x 10' 5" (4.45m x 3.17m) Front aspect double glazed window into bay, double radiator, coved ceiling, power points.

Bedroom Two

11' 10" x 10' 5" (3.61m x 3.17m) Rear aspect double glazed window, two built in cupboards, radiator, power points.

Bedroom Three

7' 3" x 6' 2" (2.21m x 1.88m) Front aspect double glazed window, radiator, power points.

Bathroom

7' 5" x 6' 2" (2.26m x 1.88m) Rear aspect frosted double glazed window, corner bath with mixer tap, low level W/C, vanity hand wash basin, shower with folding glass door, tiled surround, wall mounted power shower with attachment, coved ceiling, medicine cabinet, tiled walls, tiled flooring.

Outside

Front Garden

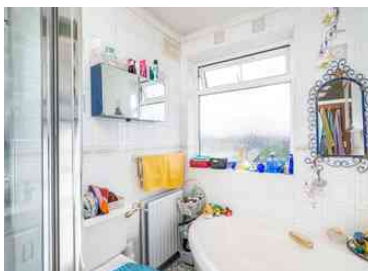
Off street parking for two cars via own driveway.

Rear Garden

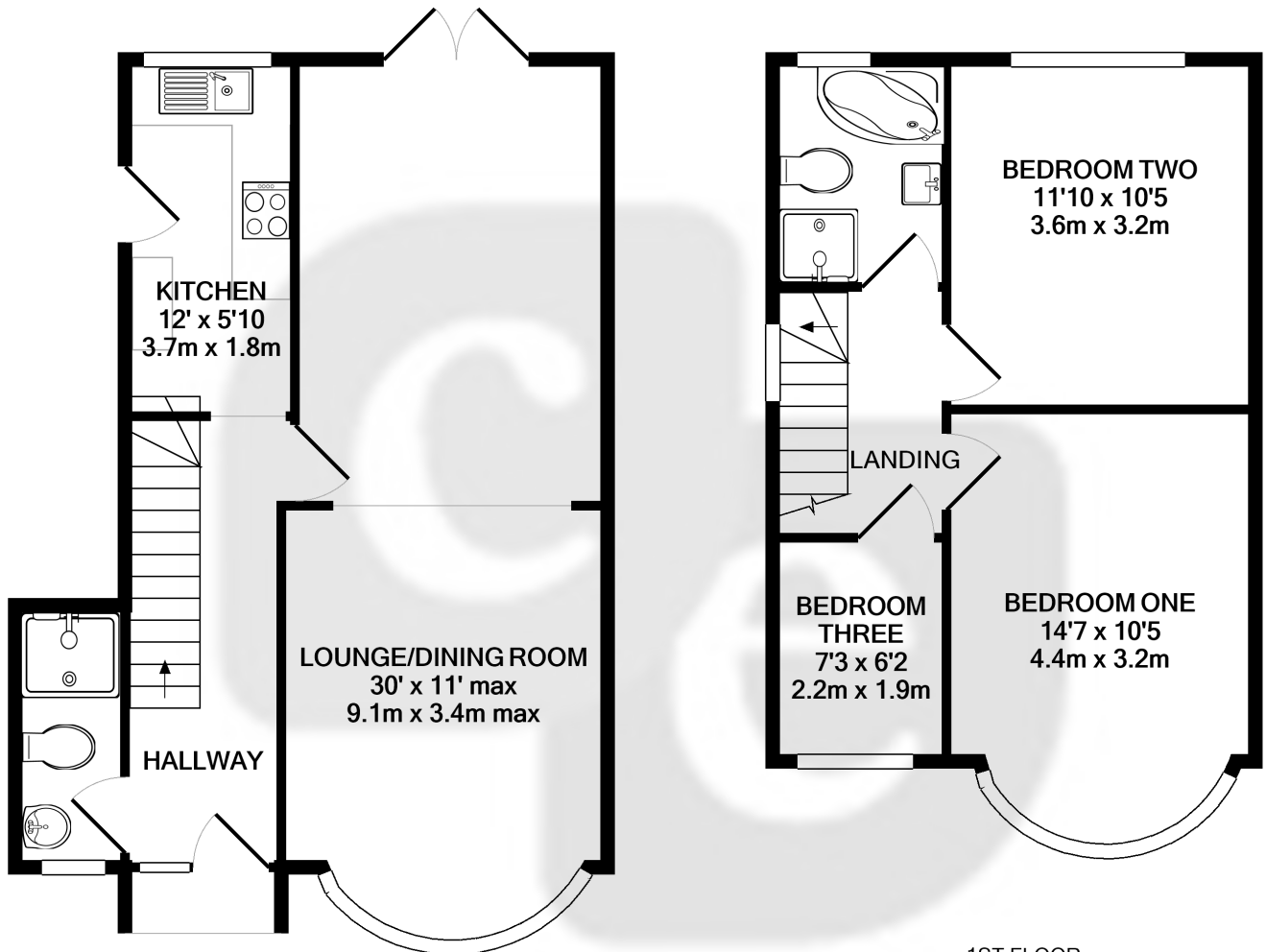
Raised decking leading to mainly laid lawn via steps, stocked borders, fence enclosed, outside tap, rear aspect gate to service road, side access to front garden, access to garage.

Garage

15' 7" x 8' 0" (4.75m x 2.44m) Single garage with up and over door, side aspect door, side and rear aspect windows.



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.



GROUND FLOOR
APPROX. FLOOR
AREA 507 SQ.FT.
(47.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 406 SQ.FT.
(37.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 912 SQ.FT. (84.7 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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