

## MINEHEAD ROAD, HARROW

### Guide Price £700,000

**\*\* EXTENDED \*\*** An extended and in our opinion very well maintained four bedroom end of terrace house which has been tastefully modernised by the current owners and benefiting from a bathroom on each floor. This property is conveniently located for shops, schools and transport links with Rayners Lane Metropolitan/Piccadilly Line station being within 0.8 miles. The property briefly comprises entrance porch, hallway, downstairs shower room, through lounge/dining room, modern fitted kitchen/breakfast room, three bedrooms off first floor landing with fitted wardrobes in both larger bedrooms, modern bathroom, master bedroom off second floor landing with modern en-suite shower room. Further benefits include underfloor heating throughout the ground floor, double glazing and gas central heating with combination boiler, water softener for the whole property, off street parking for two cars, side passageway/storage area, private rear garden and large garage/gym/office to the rear of the property with secure gated access via service road.

- EXTENDED FOUR BEDROOM END OF TERRACE HOUSE
- SPACIOUS AND WELL MAINTAINED THROUGHOUT
- THROUGH LOUNGE/DINING ROOM
- MODERN FITTED KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- UNDERFLOOR HEATING THROUGHOUT GROUND FLOOR
- THREE BATHROOMS
- WATER SOFTENER FOR THE WHOLE PROPERTY
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- REAR GARAGE/GYM/OFFICE WITH REAR ACCESS VIA SECURE GATED SERVICE ROAD
- OFF STREET PARKING FOR TWO CARS
- SIDE PASSAGEWAY/STORAGE AREA
- LARGE PRIVATE REAR GARDEN

## Ground Floor

### Porch

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

### Hallway

Entrance into hallway via front aspect frosted double glazed door, front aspect frosted double glazed window, coved ceiling, power points, under stairs storage housing fuse box and meters, water softener, stairs to first floor landing, laminate flooring with underfloor heating.

### Shower Room

6' 7" x 5' 8" (2.01m x 1.73m) Side aspect frosted double glazed window, low level W/C, vanity hand wash basin with mixer tap, shower cubicle with fully tiled surround, shower curtain, spot lighting, extractor fan, tiled walls, tiled flooring with underfloor heating.

### Through Lounge/Dining Room

24' 10" into bay x 10' 9" max (7.57m x 3.28m) Front aspect double glazed window into bay, coved ceiling, power points, phone point, TV aerial, laminate flooring with underfloor heating.

## Kitchen/Breakfast Room

17' 4" max x 13' 2" max (5.28m x 4.01m) Rear aspect double glazed French doors to garden, two 'Velux' windows, rear aspect double glazed window, range of soft close wall and base level units and granite work surfaces, integrated single sink with granite drainer and mixer tap, integrated 'Bosch' five hob gas cooker with overhead 'Hotpoint' extractor fan, integrated 'Zanussi' microwave and oven, integrated 'Bosch' slimline dishwasher, glass splash back, space for American fridge/freezer, cupboard enclosed wall mounted 'Worcester' combination boiler, coved ceiling, spot lighting, power points with USB ports, tiled flooring with underfloor heating.

## First Floor

### Landing

Side aspect frosted double glazed window, stairs to second floor landing, spot lighting, power points, carpeted flooring.

### Bedroom Two

12' 9" into bay x 10' 4" (3.89m x 3.15m) Front aspect double glazed window into bay, range of fitted wardrobes with integral power points and TV aerial, integrated dressing table, coved ceiling, radiators into bay, power points, 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

### **Bedroom Three**

11' 8" x 10' 4" (3.56m x 3.15m) Rear aspect double glazed window, range of fitted wardrobes with integral power points and TV aerial, integrated dressing table with mirror fronted cabinet, coved ceiling, radiator, power points, carpeted flooring.

### **Bedroom Four**

7' 2" x 6' 2" (2.18m x 1.88m) Front aspect double glazed window, coved ceiling, radiator, power points, carpeted flooring.

### **Bathroom**

7' 1" x 6' 3" (2.16m x 1.91m) Rear aspect frosted double glazed window, spot lighting, low level W/C, vanity hand wash basin, tile enclosed bath with glass shower screen, wall mounted shower with attachment, overhead shower head, heated towel rail, fully tiled walls, medicine cabinet, wall mounted storage cabinet, extractor fan, tiled flooring.

## **Second Floor**

### **Landing**

Side aspect frosted double glazed window, spot lighting, carpeted flooring.

### **Bedroom One**

19' 3" max x 17' 0" max (5.87m x 5.18m) Front aspect 'Velux' windows, rear aspect double glaze window, eaves storage space, spot lighting, radiator, power points, phone point, TV aerial, air conditioning port, carpeted flooring.

### **En-Suite Shower Room**

7' 1" x 4' 8" (2.16m x 1.42m) Rear aspect frosted double glazed window, low level W/C, vanity hand wash basin with mixer tap, shower cubicle with glass shower door, fully tiled surround integrated toiletries shelf, wall mounted electric shower with attachment, spot lighting, extractor fan, heated towel rail, wall mounted mirror fronted medicine cabinet with touch operated light and integrated digital clock display, tiled flooring.

## **Outside**

### **Front Garden**

Block paved driveway providing off street parking for two cars, side access to rear garden via side passageway/storage area.

### **Rear Garden**

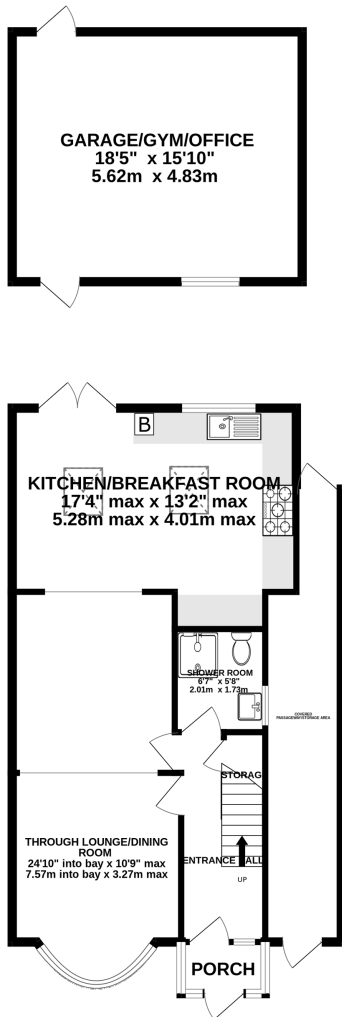
Raised decking leading to artificial lawn, path either side of artificial lawn leading to rear, rear access to secure gated service road, side access to front garden via side passageway/storage area, outside tap, flood light, outside power points, fence enclosed.

### **Garage/Gym/Office**

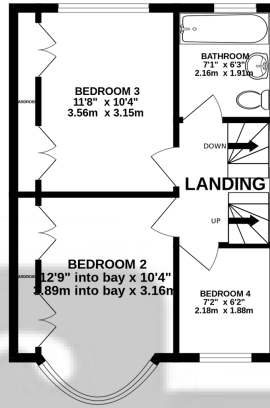
18' 5" x 15' 10" (5.61m x 4.83m) Rear aspect door to secure gated service road, front aspect door, front aspect window, ethernet point, power points, lighting, laminate flooring.



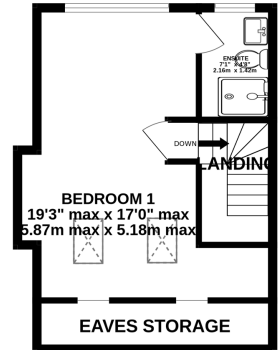
GROUND FLOOR  
1019 sq.ft. (94.7 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 1734 sq.ft. (161.1 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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