



ABBOTS DRIVE, HARROW

£495,000

**** NO ONWARD CHAIN **** A three bedroom end of terrace house conveniently located within 0.8 miles from both Rayners Lane Metropolitan/Piccadilly Line Station and South Harrow Piccadilly Line Station. The property briefly comprises entrance hallway, living room, open plan kitchen/breakfast room, three bedrooms off first floor landing and bathroom. Further benefits include double glazing, gas central heating, private rear garden with side access to front garden and off street parking for one car.

- THREE BEDROOM END OF TERRACE HOUSE
- NO ONWARD CHAIN
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- OFF STREET PARKING FOR ONE CAR
- PRIVATE REAR GARDEN
- SPACIOUS KITCHEN/BREAKFAST ROOM
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS

Ground Floor

Hallway

Entrance into hallway via front aspect frosted door, laminate flooring, wall mounted fuse box, radiator, stairs to first floor landing.

Living Room

14' 5" x 10' 7" (4.39m x 3.23m) Front aspect double glazed window, radiator, power points, TV aerial, laminate flooring.

Kitchen/Breakfast Room

13' 9" x 11' 4" (4.19m x 3.45m) Rear aspect double glazed door to garden, two rear aspect double glazed windows, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated gas hob with oven below and overhead extractor fan, plumbed for washing machine, space for dryer, space for fridge/freezer, wall mounted boiler, part tiled walls, tiled flooring, radiator, power points, pantry.

First Floor

Landing

Loft access, storage cupboard, laminate flooring.

Bedroom One

13' 9" x 8' 6" (4.19m x 2.59m) Front aspect double glazed window, radiator, power points, laminate flooring.

Bedroom Two

10' 10" x 7' 7" (3.30m x 2.31m) Rear aspect double glazed window, radiator, power points, laminate flooring.

Bedroom Three

6' 010" x 7' 7" (2.08m x 2.31m) Rear aspect double glazed window, radiator, power points, laminate flooring.

Bathroom

7' 7" x 6' 2" (2.31m x 1.88m) Side aspect frosted double glazed window, low level W/C, panel enclosed bath with mixer tap and shower attachment, pedestal hand wash basin, part tiled walls, shaving point, radiator.

Outside

Front Garden

Off street parking for one car, side access to rear garden via wooden gate.

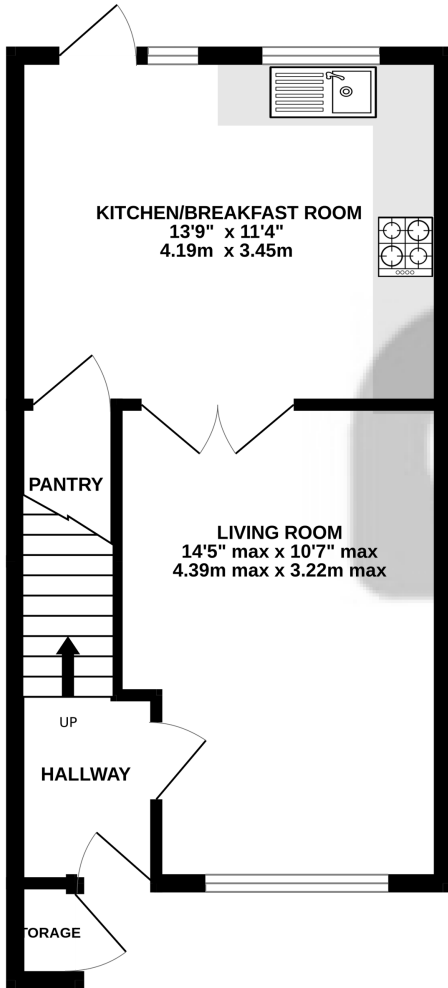
Rear Garden

Patio leading to lawn, fence and wall enclosed, outside tap, side access to front garden via wooden gate.

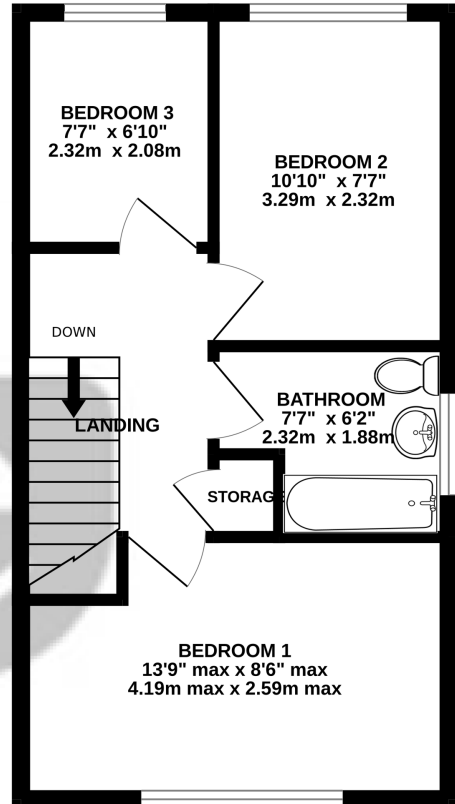


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GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.8 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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