



## EASTCOTE LANE, HARROW

### £539,950

**\*\* EXTENDED \*\*** An extended and well maintained three bedroom terrace house conveniently located for shops, schools and transport links. The property briefly comprises entrance hallway, open plan living room, extended kitchen/diner, three bedrooms off landing and family bathroom. Further benefits include double glazing, gas central heating, off street parking, private rear garden and double garage with rear vehicle access via service road and No Upper Chain Delays.

- THREE BEDROOM MID TERRACE HOUSE
- EXTENDED & WELL MAINTAINED
- OPEN PLAN LIVING ROOM
- EXTENDED KITCHEN/DINER
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- OFF STREET PARKING
- DOUBLE GARAGE WITH REAR ACCESS VIA SERVICE ROAD
- NO ONWARD CHAIN

## Ground Floor

### Hallway

Front aspect frosted double glazed door, front aspect frosted double glazed window, coved ceiling, radiator, power points, under stairs storage housing meters, stairs top first floor landing, laminate flooring.

### Through Lounge/Dining Room

22' 9" x 11' 6" (6.93m x 3.51m) Front aspect double glazed window into bay, coved ceiling, radiator, power points, TV aerial, laminate flooring.

### Kitchen/Breakfast Room

L-Shaped 17' 5" max x 16' 3" max (5.31m x 4.95m) Rear aspect double glazed French doors to garden, rear aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated gas hob, integrated oven, space for washing machine, space for dishwasher, space for fridge/freezer, part tiled walls, power points.

## First Floor

### Landing

Loft access, coved ceiling.

### Bedroom One

12' 8" into bay x 10' 4" into wardrobe (3.86m x 3.15m) Front aspect double glazed window into bay, range of fitted wardrobes, radiator, power points, carpeted flooring.

### Bedroom Two

10' 5" x 10' 4" into bay (3.17m x 3.15m) Rear aspect double glazed window, range of fitted wardrobes, radiator, power points, carpeted flooring.

### Bedroom Three

7' 1" x 6' 5" (2.16m x 1.96m) Front aspect double glazed window, picture rail, radiator, power points, carpeted flooring.

### Bathroom

6' 4" x 6' 3" (1.93m x 1.91m) Rear aspect frosted double glazed window, low level W/C, vanity hand wash basin, panel enclosed bath with glass shower screen, wall mounted shower with attachment, mixer tap, tiled walls, spot lighting, extractor fan, heated towel rail. tiled flooring.

## Outside

### Front Garden

Off street parking via own driveway.

### Rear Garden

Raised patio leading to laid lawn, path to rear of garden, mature stocked borders, outside tap, fence enclosed.

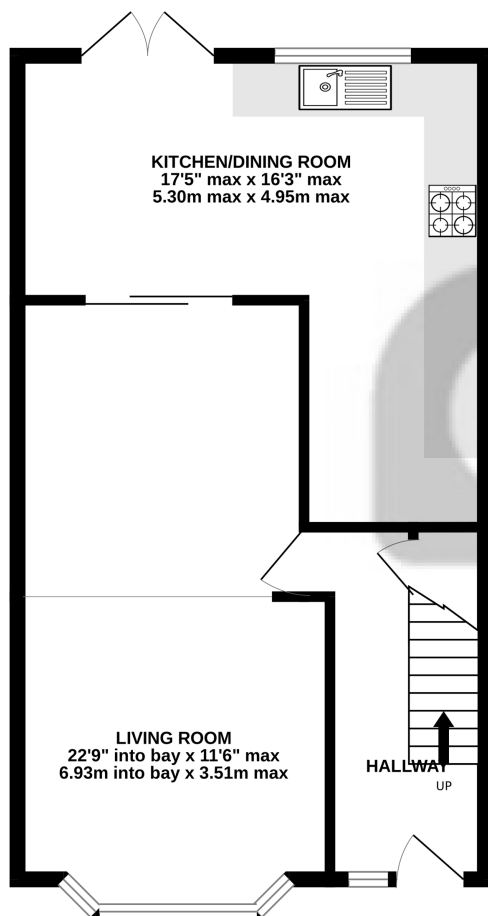
### Garage

20' 2" x 16' 9" (6.15m x 5.11m) Rear up and over door, side aspect window, front aspect door.

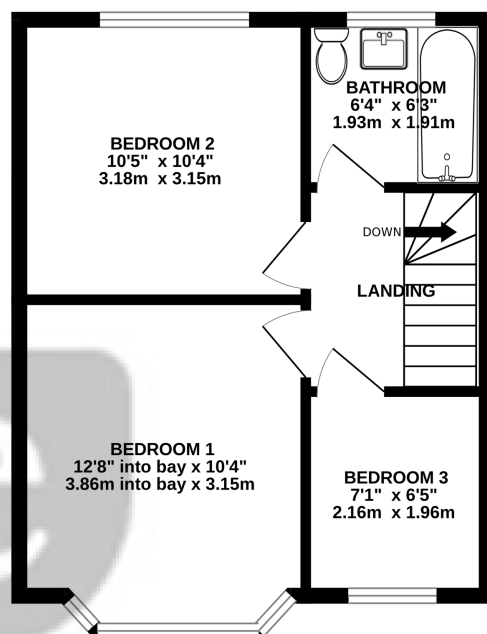


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GROUND FLOOR  
542 sq.ft. (50.3 sq.m.) approx.



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



TOTAL FLOOR AREA : 924 sq.ft. (85.8 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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