



## ROXBOROUGH ROAD, HARROW

### £800,000

**\*\* NO ONWARD CHAIN \*\*** An extended four double bedroom, two bathroom semi detached house situated in the heart of Harrow, within 8-minutes walk of Harrow-on-the-Hill Station, offering fast connections via the Underground and National Rail to Central London and beyond. Harrow Town Centre is also nearby, providing a wide selection of shops, restaurants, bars, and entertainment options. The property briefly comprises entrance hallway open plan living room and modern fitted kitchen with integrated appliances, fourth double bedroom to ground floor with modern en-suite wet room, three further three double bedrooms off first floor landing and modern bathroom. Further benefits include double glazing, gas central heating, off street parking for two cars, private rear garden and no upper chain delays.

- FOUR DOUBLE BEDROOMS
- EXTENDED SEMI DETACHED HOUSE
- TWO BATHROOMS
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- OFF STREET PARKING FOR TWO CARS
- PRIVATE REAR GARDEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING WITH 'VAILLANT' COMBINATION BOILER
- NO ONWARD CHAIN

## Ground Floor

### Hallway

Entrance into hallway via front aspect frosted double glazed door, front aspect frosted double glazed window, spot lighting, radiator, laminate flooring.

### Living Room

Open Plan to Kitchen/Breakfast Room 23' 2" max x 17' 3" max (7.06m x 5.26m) Front aspect double glazed window, spot lighting, two radiators, power points, phone point, TV aerial, under stairs storage cupboard housing meters, stairs to first floor landing, laminate flooring.

### Kitchen/Breakfast Room

Open Plan to Living Room 18' 5" max x 11' 4" max (5.61m x 3.45m) Rear aspect double glazed door to garden, rear aspect double glazed window, sky light, range of walls and base level units with roll top work surfaces, single sink with drainer, integrated gas hob with overhead extractor fan, integrated microwave, integrated oven, integrated fridge/freezer, integrated dishwasher, wall mounted cupboard enclosed 'Vaillant' boiler, part tiled walls, power points, spot lighting, radiator, tiled flooring.

## Bedroom Four

11' 6" x 8' 8" (3.51m x 2.64m) Rear aspect double glazed door to garden, rear aspect double glazed window, spot lighting, radiator, power points with USB ports, TV aerial, laminate flooring.

### En-Suite Wet Room

7' 0" x 5' 10" (2.13m x 1.78m) Side aspect frosted double glazed window, low level W/C with wall mounted Douche, vanity hand wash basin with fountain mixer tap, wall mounted shower with attachment and overhead shower, glass shower screen, fully tiled walls, spot lighting, extractor fan, wall mounted mirror with lighting, heated towel rail, tiled flooring.

### Landing

Side aspect frosted double glazed window, spot lighting, radiator, power points, laminate flooring.

## Bedroom One

11' 9" x 10' 6" (3.58m x 3.20m) Front aspect double glazed window, spot lighting, radiator, power points, TV aerial, laminate 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 Two**

11' 11" max x 11' 4" max (3.63m x 3.45m)

Rear aspect double glazed window, spot lighting, radiator, power points, laminate flooring.

### **Bedroom Three**

10' 8" x 8' 8" (3.25m x 2.64m) Rear aspect double glazed window, spot lighting, radiator, power points, TV aerial, laminate flooring.

### **Bathroom**

6' 10" x 5' 5" (2.08m x 1.65m) Front aspect frosted double glazed window, low level W/C, vanity hand wash basin, panel enclosed bath with mixer tap and shower attachment, fully tiled walls, heated towel rail, wall mounted mirror with lighting, extractor fan, spot lighting, tiled flooring.

### **Outside**

#### **Front Garden**

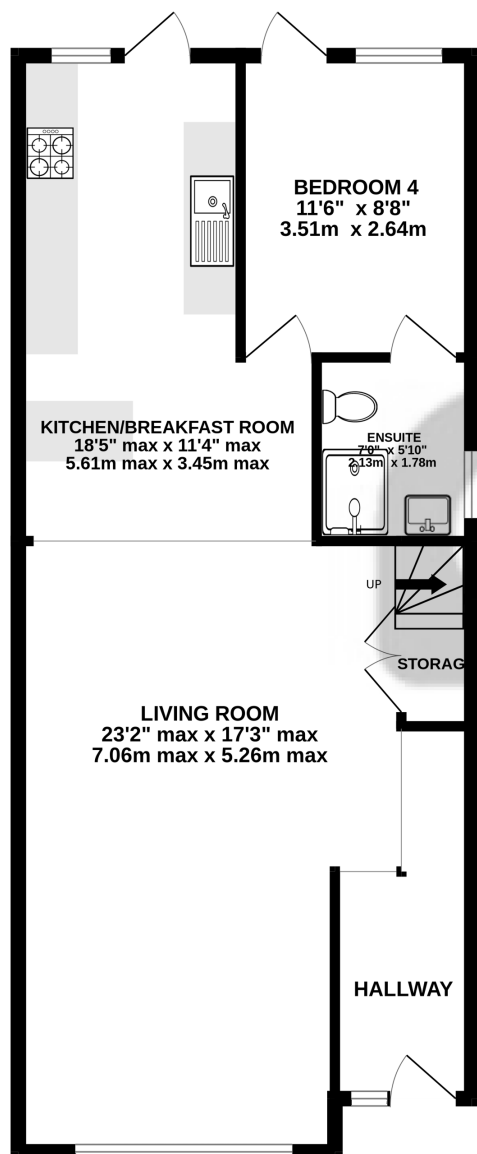
Off street parking for two cars via own driveway, side access to rear garden via wooden gate.

#### **Rear Garden**

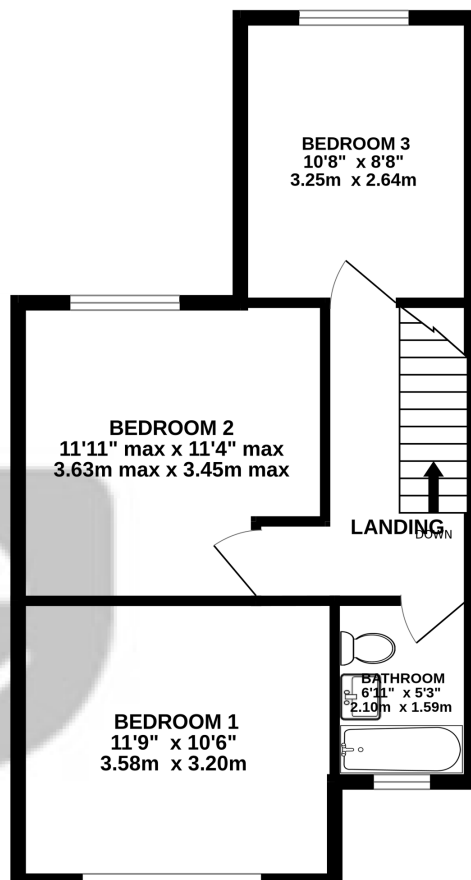
Patio leading to raised mainly laid lawn via steps, path leading to rear patio area, wooden shed, outside tap, awning, stocked flower beds, fence enclosed, side access to front garden via wooden gate.



GROUND FLOOR  
709 sq.ft. (65.8 sq.m.) approx.



1ST FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.1 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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