



YEADING AVENUE, HARROW

£645,000

**** EXTENDED **** An extended four-bedroom, two-bathroom end of terrace family home offers spacious, light-filled, and immaculately presented interiors throughout. Enjoying a quiet location just 0.9 miles from Rayners Lane Metropolitan/Piccadilly Line station and approximately 100 meters from Roxbourne Primary School. The property briefly comprises entrance porch, hallway, open plan lounge/ dining room, kitchen/breakfast room, utility area, three bedrooms off first floor landing, spacious family bathroom and fourth bedroom off second floor landing with eaves storage. Further benefits include double glazing, gas central heating, off street parking for two cars, side gate leading to side storage area, attractive private rear garden with rear access to service road, and double garage with rear vehicle access via service road.

- FOUR BEDROOM END OF TERRACE HOUSE
- EXTENDED AND WELL MAINTAINED THROUGHOUT
- OPEN PLAN LOUNGE/ DINING ROOM
- KITCHEN/ BREAKFAST ROOM
- UTILITY AREA
- TWO BATHROOMS
- CATCHMENT FOR OUTSTANDING PRIMARY AND SECONDARY SCHOOLS
- OFF STREET PARKING FOR 2 CARS
- DOUBLE GARAGE WITH REAR VEHICLE ACCESS VIA SERVICE ROAD
- DOUBLE GLAZING AND GAS CENTRAL HEATING

Ground Floor

Porch

Entrance into porch via front aspect double glazed French doors, front aspect double glazed window, side aspect double glazed window, tiled flooring.

Hallway

Entrance into hallway via front aspect frosted door, two front aspect frosted windows, coved ceiling, radiator with fitted radiator cover, power points, USB points, phone point, fitted shoe storage, under stairs storage housing meters, stairs to first floor landing.

Downstairs W/C/Shower Room

Low level W/C, vanity hand wash basin, wall mounted heated towel rail, extractor fan, tiled walls, tiled flooring. (There is plumbing in place for a shower to be fitted).

Open Plan Lounge/Dining Room

29' 8" into bay x 11' 6" max (9.04m x 3.51m) Front aspect double glazed window into bay, side aspect feature frosted glass window, coved ceiling, radiator, power points, TV aerial, wall mounted up-lights, feature open fireplace with surround, laminate flooring.

Kitchen/Breakfast Room

19' 6" x 9' 6" (5.94m x 2.90m) Rear aspect double glazed French doors to garden, three rear aspect double glazed windows, range of wall and base level units with roll top work surfaces, matching upstands and breakfast bar, butler sink with mixer tap, induction hob with overhead extractor fan and stainless steel splash back, integrated slimline dishwasher, integrated double oven, spot lighting, part tiled walls, radiator with fitted radiator cover, part tiled/laminate flooring.

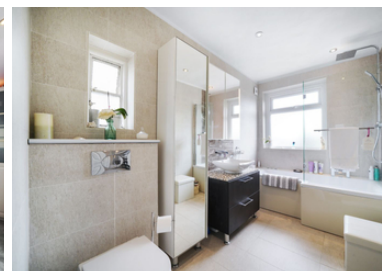
Utility Area

7' 9" x 5' 9" (2.36m x 1.75m) Open plan to kitchen/breakfast room, range of wall and base level units with roll top work surfaces, plumbed for washing machine, space for dryer, space for fridge/freezer, part tiled walls, wall mounted boiler, power points, spot lighting, tiled flooring.

First Floor

Landing

Side aspect window, spot lighting, stairs to second floor landing, 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 One

15' 2" x 10' 5" into wardrobe (4.62m x 3.17m) Rear aspect double glazed window, range of fitted wardrobes, radiator, power points, coved ceiling, carpeted flooring.

Bedroom Two

14' 5" into bay x 10' 5" (4.39m x 3.17m) Front aspect double glazed window into bay, coved ceiling, radiator, power points, carpeted flooring.

Bedroom Three

7' 3" x 6' 10" (2.21m x 2.08m) Front aspect double glazed window into 'Oriel' bay, coved ceiling, radiator, power points, carpeted flooring.

Bathroom

10' 5" x 6' 5" (3.17m x 1.96m) Rear aspect frosted double glazed window, side aspect frosted window, low level W/C, vanity hand wash basin with waterfall mixer tap, P-Shaped Jacuzzi bath with glass shower screen and mixer tap, wall mounted shower with attachment and overhead shower head, wall mounted mirror fronted medicine cabinet with lights, fully tiled walls, wall mounted electric heated towel rail, mirror fronted storage cupboard, extractor fan, tiled flooring.

Second Floor

Landing

Carpeted flooring.

Bedroom Four

16' 2" max x 14' 9" max (4.93m x 4.50m) Rear aspect double glazed window, front aspect 'Velux' window, eaves storage, spot lighting, radiator, power points, carpeted flooring.

Outside

Front Garden

Off street parking for two cars via own driveway, side access to storage area via front aspect wooden gate.

Rear Garden

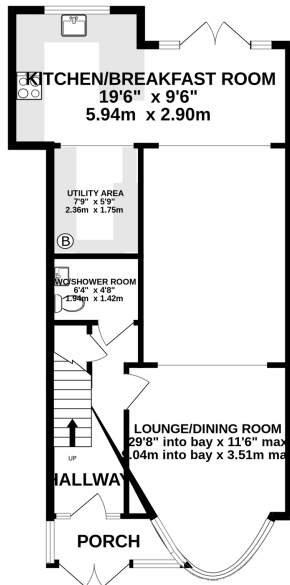
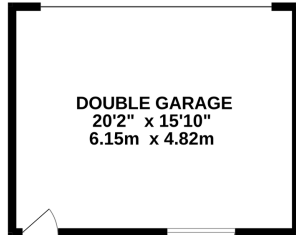
Patio leading to laid lawn, mature stocked borders, outside tap, outside light, access to garage, side access to service road via wooden gate.

Double Garage

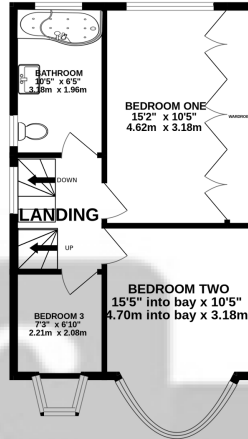
20' 2" x 15' 10" (6.15m x 4.83m) Rear aspect up and over door with rear vehicle access via service road, front aspect door, front aspect window, power and lighting,



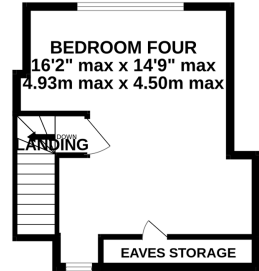
GROUND FLOOR
962 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



2ND FLOOR
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 1707 sq.ft. (158.6 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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