



WAVERLEY ROAD, HARROW

£525,000

**** NO ONWARD CHAIN **** A three bedroom end of terrace house conveniently located close to Rayners Lane Metropolitan/Piccadilly Line station and high street with its array of local shops, restaurants and coffee houses. The property offers scope for further development subject to planning permission being granted and briefly comprises entrance porch, hallway, through lounge/dining room, kitchen, three bedrooms off first floor landing, bathroom and separate W/C. Further benefits include double glazing, gas central heating, private rear garden and single garage with rear vehicle access via secure gated service road.

- THREE BEDROOM SEMI DETACHED HOUSE
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- THROUGH LOUNGE/DINING ROOM
- BATHROOM WITH SEPARATE W/C
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- SINGLE GARAGE WITH REAR VEHICLE ACCESS VIA SECURE GATED SERVICE ROAD
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- NO ONWARD CHAIN

Ground Floor

Porch

Entrance into porch via front aspect double glazed French doors, front and side aspect double glazed windows.

Hallway

Entrance into hallway via front aspect frosted door, front aspect frosted window, understairs storage housing meters, radiator, power points, phone point, stairs to first floor landing.

Lounge/Dining Room

25' 9" max x 10' 10" max (7.85m x 3.30m) Front aspect double glazed window, rear aspect double glazed door to garden, rear aspect double glazed window, two radiators, power points, TV aerial, carpeted flooring.

Kitchen

11' 3" x 5' 9" (3.43m x 1.75m) Rear aspect double glazed door to garden, rear aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer, space for gas cooker, wall mounted boiler, power points.

First Floor

Landing

Side aspect frosted double glazed window, loft access.

Bedroom One

12' 8" x 10' 6" (3.86m x 3.20m) Front aspect double glazed window, radiator, power points, built in wardrobes, carpeted flooring.

Bedroom Two

12' 5" x 10' 6" (3.78m x 3.20m) Rear aspect double glazed window, two built in wardrobes, radiator, power points, carpeted flooring.

Bedroom Three

8' 5" x 6' 6" (2.57m x 1.98m) Front aspect double glazed window, radiator, power points, carpeted flooring.

Bathroom

6' 10" x 6' 5" (2.08m x 1.96m) Rear aspect frosted double glazed window, vanity hand wash basin, panel enclosed bath, wall mounted shower with attachment, part tiled walls, radiator, airing cupboard.

Separate W/C

Side aspect frosted double glazed window, low level W/C.

Outside

Front Garden

Paved front garden, raised flower beds, side access to rear via wooden gate.

Rear Garden

Patio leading to mainly laid lawn, side aspect wooden gate, outside tap.

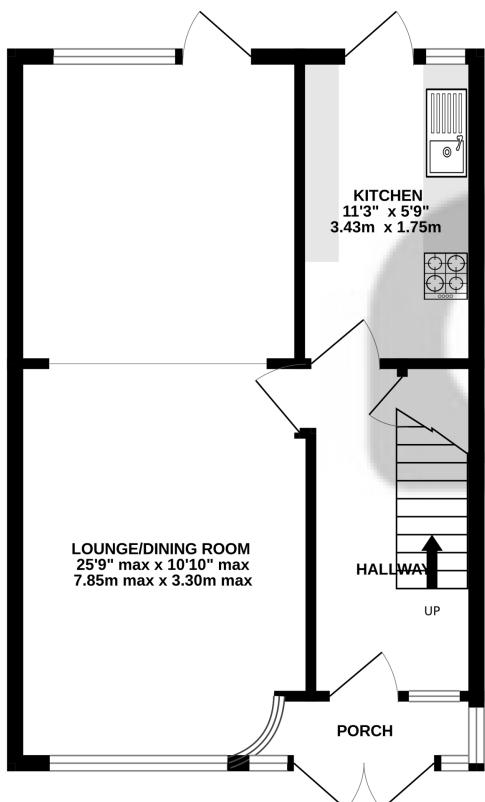
Garage

Single garage with rear vehicle access via secure gated service road, side aspect door, rear aspect window.

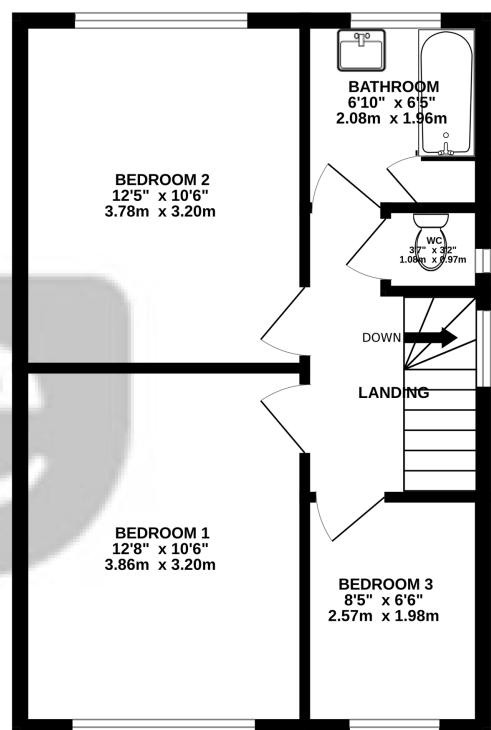


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GROUND FLOOR
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 870 sq.ft. (80.8 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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