



## FURNESS ROAD, HARROW

### £850,000

**\*\* NO UPPER CHAIN DELAYS \*\*** An extended and well maintained three/four bedroom semi detached house situated on a quite cul-de-sac close to shopping facilities, transportation links and sought after schools which include Longfield & Whitmore. The property offers scope for further development subject to planning permission being granted and briefly comprises entrance hallway, two reception rooms, 15'2" x 14'6" fitted kitchen/breakfast room with integrated appliances, utility room, downstairs W/C, three further bedrooms off first floor landing and spacious bathroom. Further benefits include double glazing, gas central heating with 'Vaillant' boiler, integral garage via own driveway, multiple off street parking and an attractive private rear garden.

- THREE/FOUR BEDROOM SEMI DETACHED HOUSE
- EXTENDED & WELL MAINTAINED THROUGHOUT
- SITUATED ON A CUL-DE-SAC
- TWO RECEPTION ROOMS
- 15'2" X 14'6" FITTED KITCHEN/BREAKFAST ROOM
- UTILITY ROOM AND DOWNSTAIRS W/C
- FURTHER SCOPE FOR DEVELOPMENT (STPP)
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- INTEGRAL GARAGE VIA OWN DRIVEWAY
- MULTIPLE OFF STREET PARKING
- ATTRACTIVE PRIVATE REAR GARDEN
- NO UPPER CHAIN DELAYS

## Ground Floor

### Hallway

Entrance into hallway via front aspect frosted stained glass door, two front aspect frosted double glazed windows, coved ceiling, radiator, power points, phone point, under stairs storage housing meters, carpeted flooring, stairs to first floor landing.

### Reception Room 1

22' 5" x 11' 3" max (6.83m x 3.43m) Rear aspect double glazed French doors to garden, two rear aspect double glazed window, double glazed sky light, gas feature fireplace with surround, radiator, power points, TV aerial, carpeted flooring.

### Reception Room 2/Bedroom Four

12' 7" into bay x 12' 10" (3.84m x 3.91m) Front aspect double glazed window into bay, coved ceiling, picture rail, radiator, power points, carpeted flooring.

### Kitchen/Breakfast Room

15' 2" max x 14' 6" max (4.62m x 4.42m) Rear aspect double glazed window, side aspect double glazed door to garden, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated 5-ring gas hob with overhead extractor fan, integrated double oven, integrated fridge/freezer, integrated dishwasher, part tiled walls, coved ceiling, spot lighting, power points, tiled flooring.

### Utility Room

5' 7" x 4' 6" (1.70m x 1.37m) Side aspect frosted double glazed window, range of wall and base level units with roll top work surfaces, plumbed for washing machine, space for dryer, part tiled walls, spot lighting, radiator, power points, wall mounted 'Vaillant' boiler, tiled flooring.

### Downstairs W/C

Low level W/C, vanity hand wash basin, wall mounted mirror with light, radiator, extractor fan, tiled walls, tiled flooring.

## First Floor

### Landing

Side aspect frosted stained glass double glazed window, coved ceiling, loft access, 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 1**

13' 2" into bay x 12' 2" (4.01m x 3.71m) Front aspect double glazed window into bay, coved ceiling, range of fitted mirror fronted wardrobes, radiator, power points, carpeted flooring.

### **Bedroom 2**

13' 10" into bay x 11' 8" (4.22m x 3.56m) Rear aspect double glazed window into bay, coved ceiling, radiator, power points, carpeted flooring.

### **Bedroom 3**

12' 1" max x 10' 9" max (3.68m x 3.28m) Front aspect double glazed window, picture rail, radiator, power points, carpeted flooring.

### **Bathroom**

8' 4" max x 7' 8" max (2.54m x 2.34m) Rear aspect frosted double glazed window, side aspect frosted double glazed window, panel enclosed bath with mixer tap, shower cubicle with tiled surround, wall mounted shower with attachment, glass shower door, pedestal hand wash basin with mixer tap, fully tiled walls, extractor fan, radiator, tiled flooring.

### **Outside**

#### **Front Garden**

Multiple off street parking via own driveway, mature stocked borders, side access to rear garden via side aspect gate.

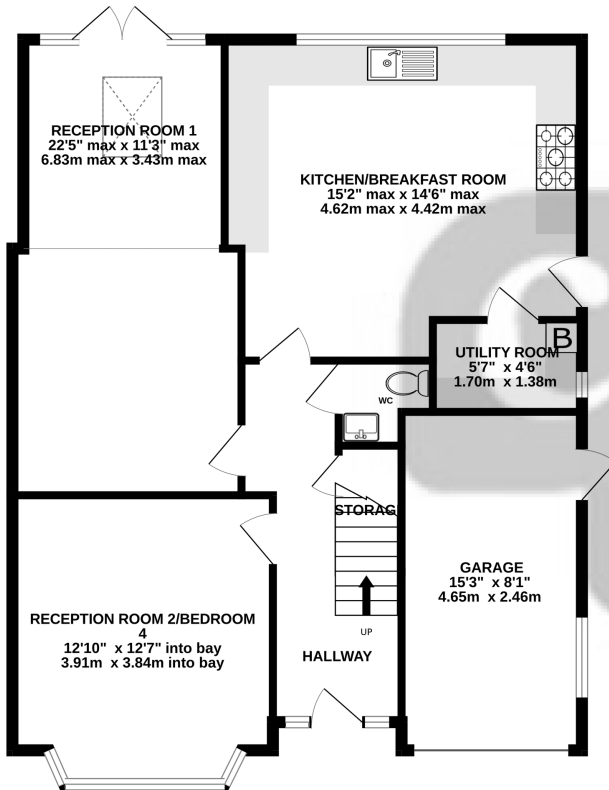
#### **Rear Garden**

Patio leading to mainly laid lawn, mature stocked borders, fence enclosed, wooden shed, outside lighting, outside tap, side access to front garden via gate.

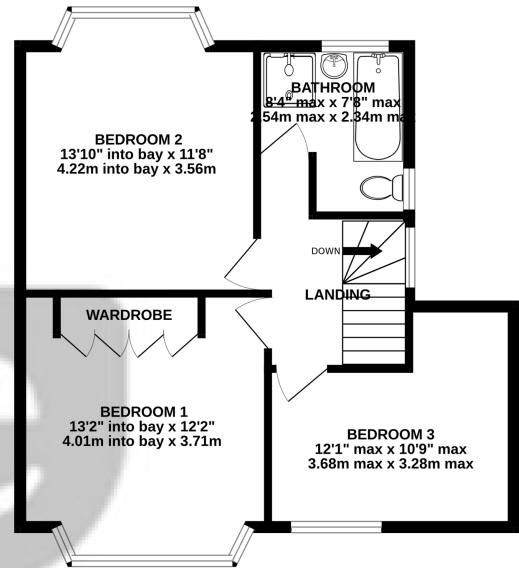
### **Integral Garage**

15' 3" x 8' 1" (4.65m x 2.46m) Front aspect up and over door, side aspect frosted door, side aspect frosted window, power points and lighting.

GROUND FLOOR  
978 sq.ft. (90.9 sq.m.) approx.



1ST FLOOR  
533 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1512 sq.ft. (140.4 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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