

FAIRVIEW CRESCENT, HARROW

£690,000

**** NO ONWARD CHAIN **** An extended and well maintained four bedroom end of terrace house conveniently located within 0.3 miles from Rayners Lane Metropolitan/Piccadilly Line station. The property briefly comprises porch, entrance hallway, spacious living room, open plan modern fitted kitchen/breakfast room with underfloor heating, conservatory, three bedrooms off first floor landing, family bathroom, bedroom off second floor landing and shower room. Further benefits include, off street parking for three cars, private rear garden with outbuilding/office with shower room, double glazing, gas central heating with 'Worcester' combination boiler and no onward chain delays.

- FOUR BEDROOM END OF TERRACE
- EXTENDED
- TWO BATHROOMS
- MODERN FITTED KITCHEN/BREAKFAST ROOM WITH UNDERFLOOR HEATING
- CONSERVATORY
- OFF STREET PARKING FOR THREE CARS
- OUTBUILDING/OFFICE WITH SHOWER ROOM
- PRIVATE REAR GARDEN
- CONVEIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- NO ONWARD CHAIN

Ground Floor

Porch

Entrance into porch via front aspect double glazed door, front aspect double glazed windows.

Hallway

Entrance into hallway via front aspect double glazed door, front aspect frosted double glazed window, coved ceiling, radiator, power points, stairs to first floor landing, laminate flooring.

Living Room

17' 9" into bay x 11' 7" max (5.41m x 3.53m) Front aspect double glazed window into bay, coved ceiling, radiator, power points, TV aerial, laminate flooring, pair of bi-folding doors to kitchen/breakfast room.

Kitchen/Breakfast Room

L-Shaped 17' 10" max x 17' 3" max (5.44m x 5.26m) Rear aspect double glazed French doors to conservatory, rear aspect double glazed window, range of wall and base level units with Granite roll top work surfaces and matching up-stands, integrated single sink with Granite drainer and mixer tap, integrated five hob gas cooker with oven below and overhead extractor fan, space for American fridge/freezer, plumbed for washing machine, integrated dishwasher, cupboard enclosed wall mounted 'Worcester' combination boiler, coved ceiling, tiled flooring with underfloor heating, power points.

Conservatory

9' 8" x 7' 5" (2.95m x 2.26m) Rear aspect double glazed French doors to garden, front and side aspect double glazed windows, radiator, power points, wooden flooring.

First Floor

Landing

Side aspect frosted double glazed window, stairs to second floor landing, laminate flooring, storage cupboard.

Bedroom One

12' 5" into bay x 11' 4" max (3.78m x 3.45m) Front aspect double glazed window into bay, coved ceiling radiator, power points, pure bamboo wood flooring.

Bedroom Two

15' 1" into bay x 10' 2" max (4.60m x 3.10m) Rear aspect double glazed window into bay, coved ceiling, radiator, power points, pure bamboo wood flooring.

Bedroom Three

8' 6" into bay x 6' 4" max (2.59m x 1.93m) Front aspect double glazed window into bay, side aspect double glazed window, coved ceiling, radiator, power points, pure bamboo wood flooring .

Bathroom

7' 6" x 5' 5" (2.29m x 1.65m) Rear aspect frosted double glazed window, low level W/C, pedestal hand wash basin, panel enclosed bath with mixer tap, wall mounted shower and attachment, glass shower screen, heated towel rail, tiled walls, laminate flooring.

Second Floor

Landing

Side aspect frosted double glazed window.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Bedroom Four

14' 5" max x 14' 2" max (4.39m x 4.32m) Rear aspect double glazed window, two front aspect Velux windows, radiator, power points, laminate flooring.

Shower Room

Rear aspect frosted double glazed window, low level W/C, pedestal hand wash basin, shower cubicle with glass surround, wall mounted shower with attachment, extractor fan, laminate flooring.

Outside

Front Garden

Off street parking for three cars, side access to rear garden via wooden gate.

Rear Garden

Patio leading to laid lawn, fence enclosed, outside tap, side access to front garden via wooden gate.

Outbuilding

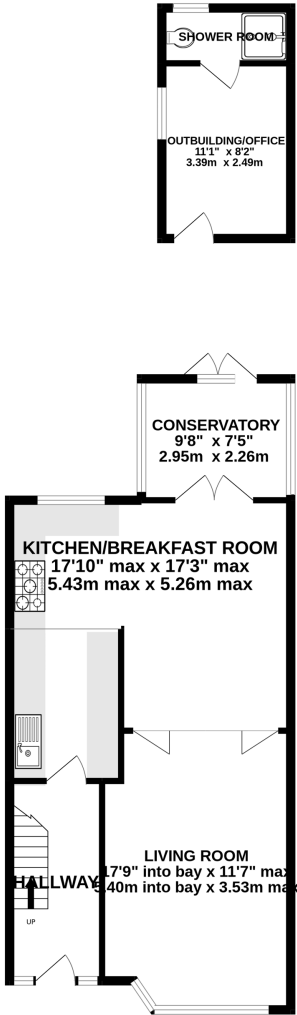
Front aspect door, side aspect double glazed window, power points, lighting, laminate flooring.

Shower Room

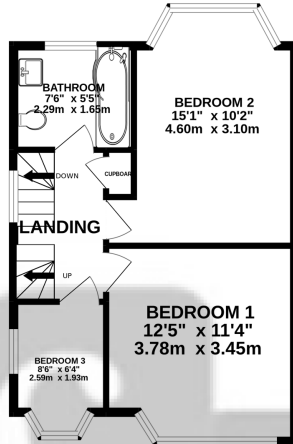
Rear aspect double glazed window, shower cubicle with tiled surround, low level W/C, tiled flooring, lighting.



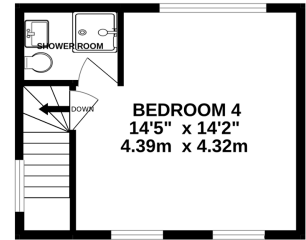
GROUND FLOOR
786 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



2ND FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1518sq.ft. (141.0 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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