



## TRESCOE GARDENS, HARROW

£575,000

**\*\* SCOPE FOR FUTURE DEVELOPMENT STPP \*\*** A well maintained three bedroom semi detached house conveniently located within 0.4 miles from Rayners Lane Metropolitan and Piccadilly Line station/ The property offers scope for further development subject to planning permission being granted and briefly comprises entrance porch, hallway with downstairs w/c, open plan lounge/dining room with double glazed patio doors to garden, fitted kitchen with side access to front and rear gardens, three bedrooms off landing, modern bathroom suite and separate w/c. Further benefits include double glazing, gas central heating with combination boiler, off street parking, shared driveway to garage with side access to rear garden, private rear garden with metal storage shed and office.

- THREE BEDROOM SEMI DETACHED HOUSE
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- WELL MAINTAINED THROUGHOUT
- OPEN PLAN LOUNGE/ DINING ROOM
- DOWNSTAIRS W/C
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- OFF STREET PARKING
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- PRIVATE REAR GARDEN WITH OFFICE
- GARAGE

## Ground Floor

### Porch

Entrance into porch via front aspect frosted double glazed door, two front aspect frosted double glazed windows, side aspect frosted double glazed window, tiled flooring.

### Hallway

Entrance into hallway via front aspect door, front aspect frosted double glazed window, stairs to first floor landing, under stairs storage housing wall mounted combination boiler, radiator, power points, laminate flooring.

### Downstairs W/C

Side aspect frosted double glazed window, low level W/C, wall mounted sink with mixer tap, extractor fan, laminate flooring.

### Open Plan lounge/Dining Room

28' 2" max x 10' 9" max (8.59m x 3.28m) Front aspect double glazed window, rear aspect double glazed patio doors to garden, coved ceiling, feature gas fireplace, feature open fireplace, power points, TV aerial, two radiators, laminate flooring.

### Kitchen

11' 2" x 5' 8" (3.40m x 1.73m) Rear aspect double glazed window, side aspect frosted double glazed door, range of wall and base level units with roll top work surfaces, single sink with drainer and mixer tap, integrated gas hob with overhead extractor fan and oven below, space for fridge/freezer, plumbed for washing machine, space for dishwasher, part tiled walls, spot lighting, power points, tiled flooring.

## First Floor

### Landing

Side aspect frosted double glazed window, loft access.

### Bedroom One

13' 2" max x 10' 5" max (4.01m x 3.17m) Front aspect double glazed window, two built in wardrobes, ceiling mounted fan light, power points, radiator, carpeted flooring.

### Bedroom Two

14' 2" x 10' 5" max (4.32m x 3.17m) Rear aspect double glazed window, coved ceiling, two built in wardrobes, radiator, power points carpeted flooring.

### Bedroom Three

8' 3" x 6' 2" (2.51m x 1.88m) Front aspect double glazed window, coved ceiling, picture rail, radiator, power points, carpeted flooring.

### Bathroom

6' 9" x 5' 10" (2.06m x 1.78m) Rear aspect frosted double glazed window, Jacuzzi panel enclosed bath with mixer tap, vanity hand wash basin, corner shower with wall mounted shower and attachment, wall mounted mirror fronted medicine cabinet, heated towel rail, spot lighting, lino flooring.

## Outside

### Front Garden

Off street parking, shared driveway leading to rear garden, side aspect wooden gate to rear garden.

### Rear Garden

Patio leading to laid lawn, side access to front garden via wooden gate, metal storage shed, stocked flower beds, fence enclosed, outside tap, outside power points.

### Office

11' 8" x 9' 4" (3.56m x 2.84m) Front aspect door, front aspect double glazed window, power points, lighting.

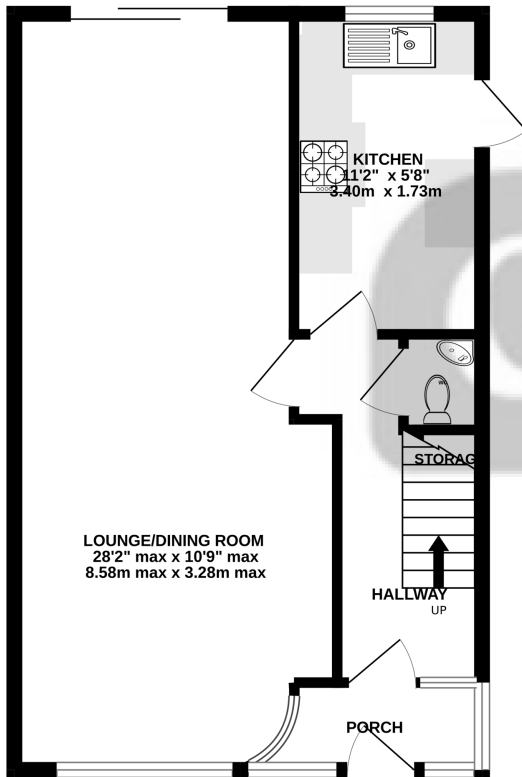
### Garage

Vehicle access via shared driveway.

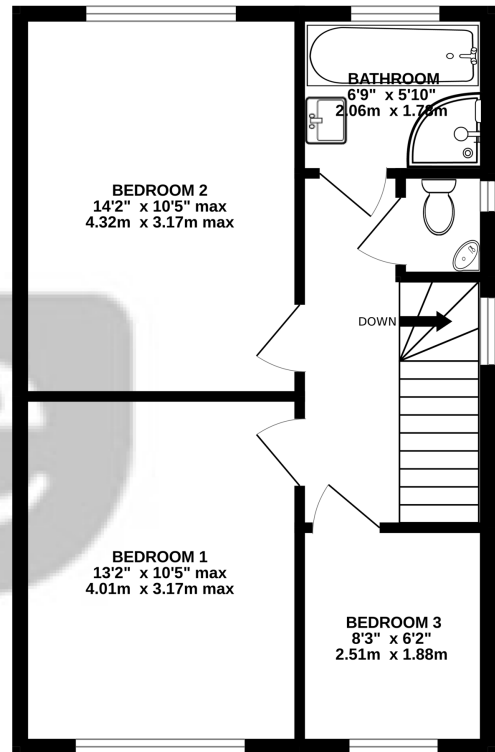


DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise 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.

GROUND FLOOR  
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 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.  
Made with Metropix ©2024