



## LUCAS AVENUE, HARROW

£675,000

**\*\* EXTENDED \*\*** An extended and well maintained three bedroom end of terrace house conveniently located for shops, schools and transport links. The property briefly comprises entrance hallway, downstairs shower room/utility room, two reception rooms, extended modern fitted kitchen/breakfast room, three bedrooms off first floor landing, bathroom and separate w/c. Further benefits include double glazing, gas central heating with combination boiler, off street parking for two cars via own driveway, private rear garden and double garage to the rear with vehicle access via secure gated service road.

- THREE BEDROOM END OF TERRACE HOUSE
- EXTENDED MODERN FITTED KITCHEN/BREAKFAST ROOM WITH BI-FOLDING DOORS TO REAR GARDEN
- TWO RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM/UTILITY ROOM
- BATHROOM OFF FIRST FLOOR LANDING
- OFF STREET PARKING FOR TWO CARS
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- DOUBLE GARAGE WITH REAR VEHICLE ACCESS VIA SECURE GATED SERVICE ROAD
- DOUBLE GLAZING AND GAS CENTRAL HEATING WITH 'VAILLANT' COMBINATION BOILER

## Ground Floor

### Hallway

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

### Reception Room One

12' 8" into bay x 10' 10" (3.86m x 3.30m) Front aspect double glazed window into bay, spot lighting, radiator, power points, carpeted flooring.

### Downstairs Shower Room/Utility Room

10' 10" x 6' 3" (3.30m x 1.91m) Side aspect frosted double glazed window, spot lighting, low level W/C, shower cubicle with glass shower door, fully tiled surround, wall mounted shower with attachment, single sink with drainer, range of fitted wall and base level units, plumbed for washing machine and space for dryer, cupboard enclosed wall mounted 'Vaillant' combination boiler, fully tiled walls, heated towel rail, extractor fan, wall mounted mirror fronted medicine cabinet, tiled flooring.

### Reception Room Two

16' 9" x 10' 4" (5.11m x 3.15m) Open plan to kitchen/breakfast room, range of soft close wall fitted units, integrated double oven, space for fridge/freezer, spot lighting, wall mounted contemporary radiator, TV aerial, phone point, power points, laminate flooring.

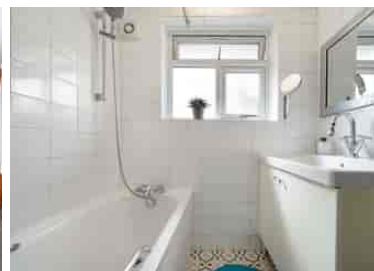
### Kitchen/Breakfast Room

15' 1" x 11' 9" (4.60m x 3.58m) Rear aspect double glazed bi-folding doors to garden, rear aspect double glazed window, 'Velux' window with fitted blind, range of soft close wall and base level units with roll top work surfaces and matching up-stands, single sink with drainer, integrated 5-ring gas hob with overhead extractor fan, integrated dishwasher, power points, spot lighting, tiled flooring.

## First Floor

### Landing

Loft access (Velux' window, boarded and insulated), picture rail, power points, phone point, storage cupboard, 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**

12' 3" x 11' 2" max (3.73m x 3.40m) Front aspect double glazed window into bay, range of fitted wardrobes, radiator, power points, carpeted flooring.

### **Bedroom Two**

16' 8" max x 10' 5" (5.08m x 3.17m) Rear aspect double glazed window, range of fitted wardrobes, built in cupboard, radiator, power points, TV aerial, carpeted flooring.

### **Bedroom Three**

7' 10" x 6' 1" (2.39m x 1.85m) Front aspect double glazed window, picture rail, radiator, power points, carpeted flooring.

### **Bathroom**

7' 5" max x 6' 10" max (2.26m x 2.08m) Side aspect frosted double glazed window, vanity hand wash basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, fully tiled walls, wall mounted electric shower with attachment, extractor fan, heated towel rail, lino tile effect flooring.

### **Separate W/C**

Side aspect frosted double glazed window, low level W/C, wall mounted hand wash basin with mixer tap, tiled splash back, radiator, lino effect tile flooring.

### **Outside**

#### **Front Garden**

Off street parking for two cars via own driveway, side access to rear garden via wooden gate.

#### **Rear Garden**

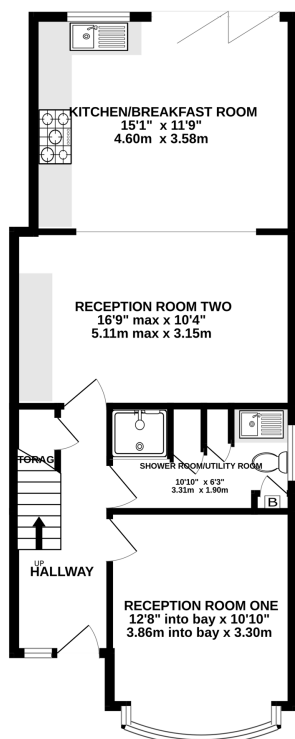
Raised patio with steps down to mainly laid lawn, path leading to rear double garage, side access to front garden via wooden gate, fence enclosed, security light, wall mounted lights.

#### **Double Garage**

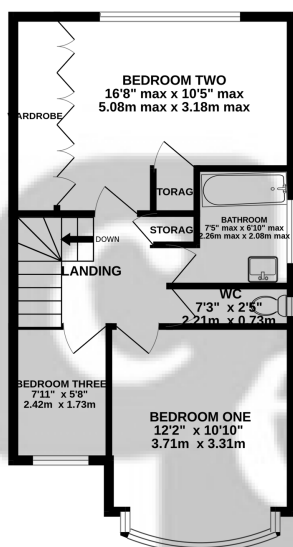
24' 3" x 20' 0" (7.39m x 6.10m) Two rear aspect up and over doors, front aspect windows, front aspect door, power points and lighting.



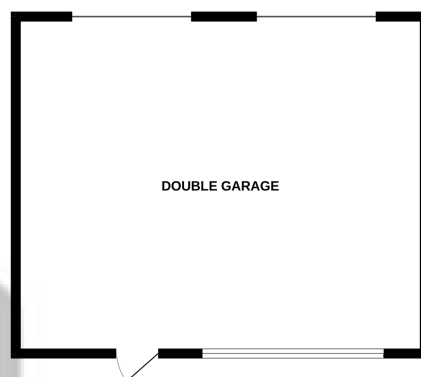
GROUND FLOOR  
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



DOUBLE GARAGE  
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1625 sq.ft. (151.0 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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