



## EASTLEIGH AVENUE, HARROW

### £525,000

**\*\* 6 METRE REAR EXTENSION \*\*** An extended three bedroom end of terrace house conveniently located for shops, schools and transport links. The property briefly comprises entrance hallway, two reception rooms, extended modern fitted kitchen/breakfast room, downstairs wet room, three bedrooms of first floor landing and bathroom with separate W/C. Further benefits include double glazing gas central heating, off street parking for two cars, private rear garden, garage and no upward chain delays.

- THREE BEDROOM END OF TERRACE HOUSE
- 6 METRE REAR EXTENSION
- MODERN FITTED KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- OFF STREET PARKING FOR TWO CARS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- PRIVATE REAR GARDEN WITH GARAGE
- NO ONWARD CHAIN DELAYS

# Ground Floor

## Hallway

Entrance into hallway via front aspect door, side aspect frosted double glazed window, picture rail, radiator, power points, phone point, laminate flooring, stairs to first floor landing.

## Dining Room

12' 2" into half bay x 11' 9" (3.71m x 3.58m) Front aspect double glazed window, picture rail, radiator, power points, laminate flooring.

## Living Room

16' 4" x 9' 8" (4.98m x 2.95m) Under stairs storage housing fuse box and meters, picture rail, power points, laminate flooring.

## Wet Room

7' 4" x 6' 7" (2.24m x 2.01m) Side aspect double glazed window, low level W/C, vanity hand wash basin, wall mounted shower with attachment, wall mounted heated towel rail, fully tiled walls, tiled flooring, extractor fan.

## Kitchen/Breakfast Room

20' 4" max x 15' 6" max (6.20m x 4.72m) Two rear aspect double glazed windows, rear aspect double glazed door to garden, range of wall and base level units with square edge work tops, single sink with drainer, electric hob with overhead extractor fan, glass splash back, integrated oven, wall mounted cupboard enclosed boiler, space for undercounter fridge/freezer, space for dishwasher, three skylights, power points, two radiators, spot lighting, laminate flooring.

# First Floor

## Landing

Side aspect frosted double glazed window, loft access, power points, laminate flooring.

## Bedroom One

12' 6" into half bay x 10' 5" max (3.81m x 3.17m) Front aspect double glazed window into half bay, picture rail, radiator, fitted wardrobes, power points, carpeted flooring.

## Bedroom Two

12' 2" max x 9' 9" (3.71m x 2.97m) Rear aspect double glazed window, two built in cupboards, picture rail, radiator, power points, carpeted flooring.

## Bedroom Three

8' 10" x 6' 4" (2.69m x 1.93m) Front aspect double glazed window, picture rail, radiator, power points, built in cupboard, carpeted flooring.

## Bathroom

7' 2" x 4' 8" (2.18m x 1.42m) Rear aspect frosted double glazed window, bath with mixer tap and shower attachment, wall mounted sink, shower tray with supply for wall mounted shower, tiled walls, laminate flooring.

## Separate W/C

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

# Outside

## Front Garden

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

## Rear Garden

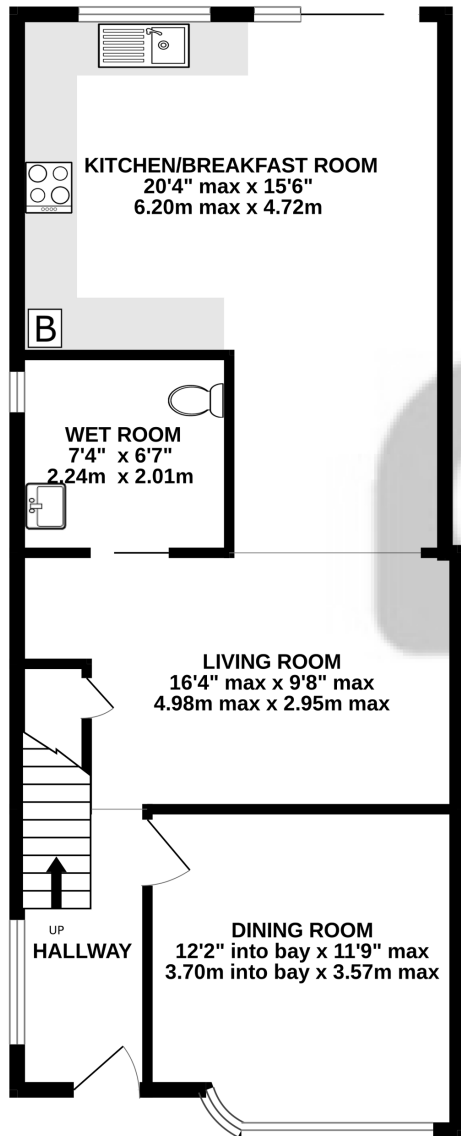
Patio, side access to front garden via wooden gate, mature stocked borders, fence enclosed.

## Rear Garage

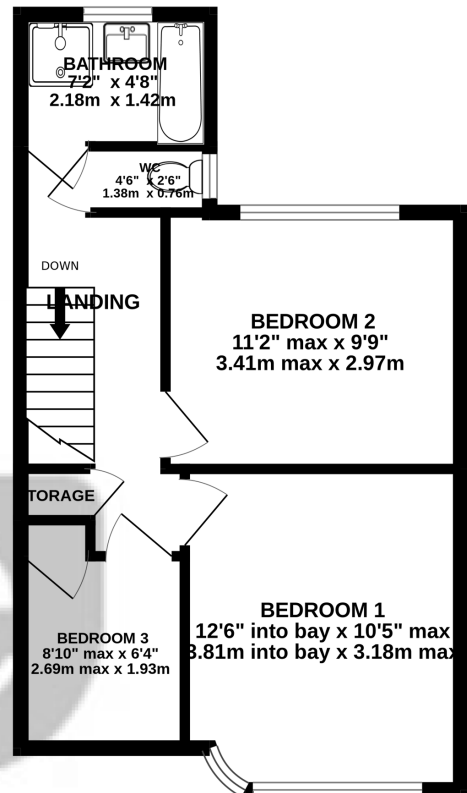


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GROUND FLOOR  
681 sq.ft. (63.3 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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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