



## WORPLE WAY, HARROW

### Guide Price £700,000

\*\* NO ONWARD CHAIN \*\* A spacious three bedroom semi-detached house with garage via own driveway situated on a popular residential road perfectly positioned for local amenities, schools and excellent transport links with just a 0.3-mile walk to Rayners Lane station (Metropolitan & Piccadilly line) and high street. The property offers scope for further development subject to planning permission being granted and briefly comprises entrance porch, hallway, downstairs W/C, bay fronted open plan lounge/dining room, kitchen with 'Vaillant' combination boiler, three bedrooms off first floor landing, family bathroom and separate W/C. Externally there is a well-maintained rear garden, off street parking and garage via own driveway.

- THREE BEDROOM SEMI DETACHED HOUSE
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- CONVENIENTLY LOCATED WITHIN 0.3 MILE WALK FROM RAYNERS LANE STATION
- LARGE PRIVATE REAR GARDEN WITH SIDE ACCESS
- THROUGH LOUNGE/DINING ROOM
- DOWNSTAIRS W/C
- DOUBLE GLAZING & GAS CENTRAL HEATING 'VAILLANT' COMBINATION BOILER
- GARAGE VIA OWN DRIVEWAY
- OFF STREET PARKING
- NO ONWARD CHAIN

## Ground Floor

### Porch

Entrance into porch via front aspect double glazed French doors, coir entrance matting.

### Hallway

Entrance into hallway via front aspect frosted double glazed door, front aspect frosted double glazed window, radiator, power points, phone point, under stairs storage cupboard, carpeted flooring, stairs to first floor landing.

### Downstairs W/C

Low level W/C, corner hand wash basin with mixer tap, radiator, extractor fan, tiled walls, tiled flooring.

### Lounge/Dining Room

31' 2" into bay x 11' 10" max (9.50m x 3.61m) Front aspect double glazed window into bay, rear aspect double glazed patio door to garden, two radiators, power points, TV aerial, carpeted flooring.

### Kitchen

L-Shaped 13' 2" max x 10' 1" max (4.01m x 3.07m) Rear aspect double glazed window, side aspect door to garden and garage, range of wall and base level units with roll top work surfaces, single sink with double drainer, integrated gas hob with overhead extractor fan, integrated double oven, wall mounted 'Vaillant' combination boiler, radiator, power points, tiled walls, lino flooring.

## First Floor

### Landing

Side aspect frosted double glazed window, loft access, over stairs storage cupboard, power points, carpeted flooring.

### Bedroom One

16' 4" into bay x 10' 10" (4.98m x 3.30m) Front aspect double glazed window into bay, range of fitted wardrobes with matching dressing table, radiator, power points, carpeted flooring.

### Bedroom Two

14' 7" x 10' 10" (4.45m x 3.30m) Rear aspect double glazed window, radiator, power points, carpeted flooring.

### Bedroom Three

8' 6" x 7' 2" (2.59m x 2.18m) Front aspect double glazed window, radiator, power points, carpeted flooring.

### Bathroom

8' 9" x 7' 2" (2.67m x 2.18m) Rear aspect frosted double glazed window, low level W/C, pedestal hand wash basin, panel enclosed bath with mixer tap and shower attachment, storage cupboard, radiator, tiled walls, lino flooring.

### Separate W/C

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

### Outside

### Front Garden

Off street parking via own driveway, side access to rear garden via gate, access to garage.

### Rear Garden

Patio leading to mainly laid lawn, stocked borders, fence enclosed, outside tap, security light, side access to front garden via side gate.

### Garage

17' 5" max x 7' 9" max (5.31m x 2.36m) Front aspect up and over door, side aspect door.

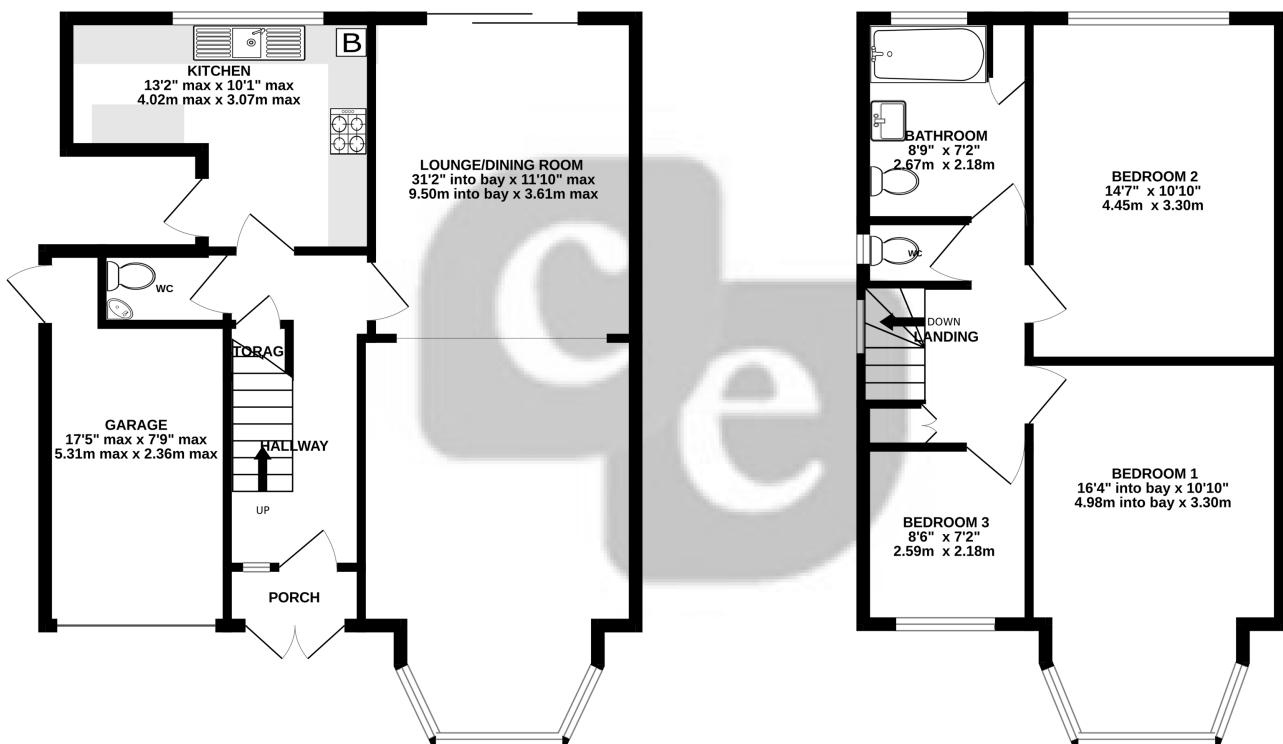


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GROUND FLOOR  
672 sq.ft. (62.4 sq.m.) approx.

1ST FLOOR  
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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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