



WOODLANDS ROAD, HARROW

£625,000

**** COMPLETE UPPER CHAIN **** A charming and well maintained three bedroom Edwardian semi-detached house located in a quiet cul de sac moments from the wealth of amenities, Harrow-on-the-Hill and Harrow & Wealdstone Stations. The property offers scope for further development subject to planning permission being granted and briefly comprises entrance porch, hallway, bay fronted lounge, dining room overlooking an attractive private rear garden, 18'4" modern fitted kitchen, three bedrooms off first floor landing with en-suite to master bedroom and family bathroom. Further benefits include double glazing, gas central heating and feature fireplaces throughout.

- THREE BEDROOM EDWARDIAN SEMI-DETACHED HOUSE
- CUL DE SAC LOCATION
- TWO RECEPTION ROOMS
- 18'4" MODERN FITTED KITCHEN
- ENSUITE TO MASTER BEDROOM AND SEPARATE FAMILY BATHROOM
- EXCELLENT LOCATION CLOSE TO AMENITIES AND TRANSPORT LINKS
- FEATURE FIREPLACES THROUGHOUT
- ATTRACTIVE PRIVATE REAR GARDEN
- POTENTIAL FOR FURTHER DEVELOPMENT (STPP)
- COMPLETE UPPER CHAIN

Ground Floor

Porch

Entrance into porch via front aspect frosted stained glass door, front aspect stained glass windows, wooden flooring.

Hallway

Entrance into hallway via front aspect door, front aspect frosted windows, understairs storage housing meters, dado rail, radiator, wooden flooring, stairs to first floor landing.

Lounge

15' 3" into bay x 12' 5" (4.65m x 3.78m) Front aspect double glazed Sash windows into bay, coved ceiling, feature gas fireplace with surround, radiator, power points, TV aerial, phone point, wooden flooring.

Dining Room

14' 3" x 8' 9" (4.34m x 2.67m) Rear aspect double glazed French doors to garden, coved ceiling, feature gas fireplace with surround, radiator, power points, laminate flooring.

Kitchen

18' 4" x 8' 2" (5.59m x 2.49m) Side aspect double glazed door, rear and side aspect double glazed windows, range of wall and base level units with roll top work surfaces, under counter lighting, single sink with mixer tap, space for range gas cooker, overhead extractor fan, integrated under counter fridge and freezer, integrated 'Bosch' dishwasher, integrated washing machine and dryer, coved ceiling, spot lighting, part tiled walls, cupboard enclosed wall mounted 'Vaillant' boiler, radiator, wooden flooring.

First Floor

Landing

Coved ceiling, loft access, dado rail, radiator, power points, carpeted flooring.

Bedroom One

15' 2" into bay x 11' 6" max (4.62m x 3.51m) Front aspect double glazed window into bay, coved ceiling, fitted mirror fronted wardrobe, radiator, power points, carpeted flooring.

En-Suite

6' 3" x 5' 4" (1.91m x 1.63m) Front aspect frosted double glazed window, coved ceiling, low level W/C, pedestal hand wash basin with mixer tap, shower cubicle with tiled surround, wall mounted shower with attachment, radiator, extractor fan, wall mounted mirror fronted medicine cabinet, tiled flooring.

Bedroom Two

14' 4" x 9' 2" (4.37m x 2.79m) Rear aspect double glazed window, feature fireplace with surround, coved ceiling, radiator, power points, fitted wardrobe, carpeted flooring.

Bedroom Three

10' 9" x 8' 2" (3.28m x 2.49m) Rear aspect double glazed window, coved ceiling, radiator, power points, fitted wardrobe, carpeted flooring.

Bathroom

7' 3" max x 7' 3" max (2.21m x 2.21m) Side aspect frosted double glazed window, low level W/C, pedestal hand wash basin, corner bath with mixer tap and shower attachment, part tiled walls, heated towel rail, coved ceiling, wall mounted mirror fronted medicine cabinet with side shelves, carpeted flooring.

Outside

Front Garden

Path leading to porch entrance, block paved with hedge border, side access to rear garden via wooden gate.

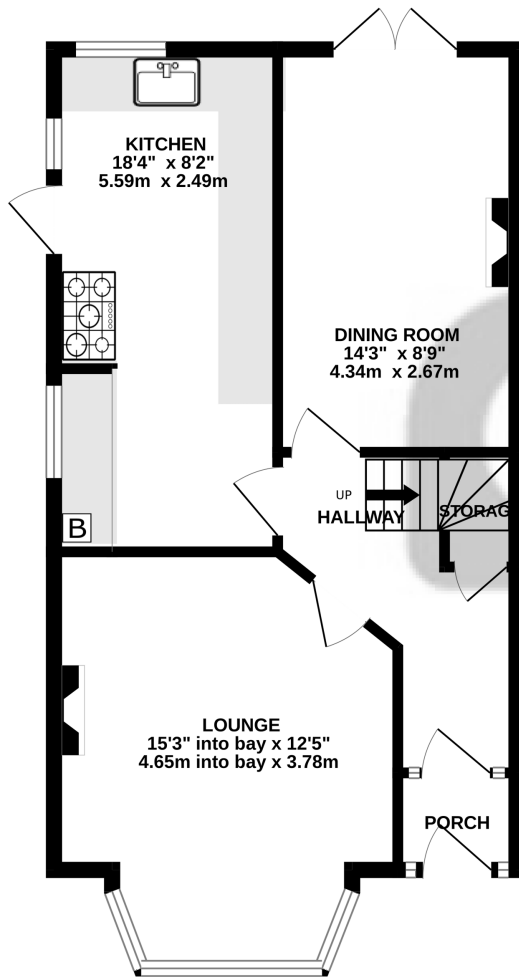
Rear Garden

Decking leading to laid lawn, garden shed, mature stocked borders, fence enclosed, side aspect wooden gate leading to front garden.

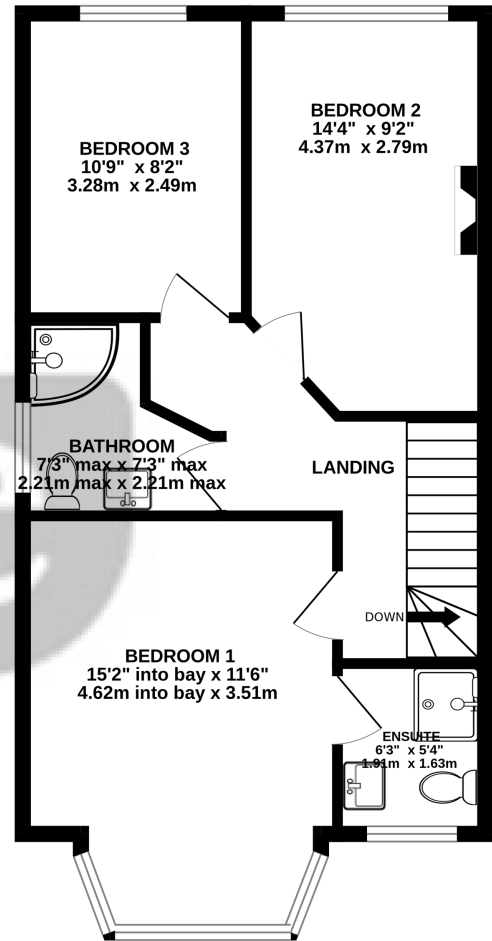


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GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.6 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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