



## WORPLE WAY, HARROW

# £680,000

**\*\* NO ONWARD CHAIN \*\*** A spacious and well maintained three bedroom semi detached house situated in one of Rayners Lanes premier roads and offering scope for further development subject to planning permission being granted. The property is conveniently located for the shopping parades, highly regarded local schools, parks and transport facilities, including the Piccadilly/Metropolitan line station providing fantastic links into the heart of London. Further benefits include double glazing, gas central heating, two reception rooms, modern fitted kitchen, lean-to/utility room, roof terrace, multiple off street parking, garage via own driveway and a large private rear garden.

- THREE BEDROOM SEMI DETACHED HOUSE
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- LEAN-TO/UTILITY ROOM
- MODERN BATHROOM WITH SEPARATE W/C
- ROOF TERRACE
- MULTIPLE OFF STREET PARKING
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- LARGE PRIVATE REAR GARDEN
- NO ONWARD CHAIN

## Ground Floor

### Hallway

Entrance into hallway via front aspect frosted door, side aspect frosted stained glass window, picture rail, radiator, power points, understairs storage housing meters, stairs to first floor landing, laminate flooring.

### Storage Cupboard

4' 7" x 2' 6" (1.40m x 0.76m) Which could be converted into a downstairs W/C, Side aspect frosted stained glazed window, laminate flooring.

### Kitchen

12' 7" x 7' 9" (3.84m x 2.36m) Rear aspect double glazed window, side aspect frosted double glazed door to lean-to/utility room, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated gas hob with oven below and overhead extractor fan, wall mounted boiler, space for fridge/freezer, storage cupboard plumbed for washing machine and dryer, part tiled walls, radiator, power points, laminate flooring.

### Lean-To/Utility Room

10' 9" x 7' 3" (3.28m x 2.21m) Rear aspect double glazed door to garden, rear aspect frosted double glazed window.

### Lounge

15' 6" into bay x 11' 9" (4.72m x 3.58m) Front aspect double glazed window into bay, picture rail, radiator, power points, TV aerial, phone point, laminate flooring.

### Dining Room

16' 3" x 10' 10" (4.95m x 3.30m) Rear aspect double glazed patio door to garden, picture rail, radiator, power points, feature fireplace with surround, laminate flooring.

### First Floor

#### Landing

Side aspect frosted stained glass window, picture rail, loft access, power point, carpeted flooring.

#### Bedroom One

15' 6" `into bay x 11' 6" (4.72m x 3.51m) Front aspect double glazed window, range of fitted wardrobes, radiator, power points, laminate 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

### **Bedroom Two**

12' 4" x 10' 9" (3.76m x 3.28m) Rear aspect double glazed door to roof terrace, two rear aspect double glazed windows, picture rail, radiator, power points, two built in wardrobes, laminate flooring.

### **Roof Terrace**

11' 5" x 3' 3" (3.48m x 0.99m) Wall enclosed.

### **Bedroom Three**

8' 3" x 7' 4" (2.51m x 2.24m) Front aspect double glazed window into 'Oriel' bay, picture rail, radiator, power points, laminate flooring.

### **Bathroom**

7' 9" x 6' 2" (2.36m x 1.88m) Rear aspect frosted double glazed window, panel enclosed bath with mixer tap and shower attachment, glass shower screen, vanity hand wash basin, heated towel rail, part tiled walls, airing cupboard housing hot water tank, tiled flooring.

### **Separate W/C**

4' 10" x 2' 6" (1.47m x 0.76m) Side aspect frosted double glazed window, low level W/C, wall mounted hand wash basin, part tiled walls, tiled flooring.

### **Outside**

### **Front Garden**

Off street parking for multiple cars via own driveway.

### **Rear Garden**

Patio leading to mainly laid lawn, outside tap, fence enclosed.

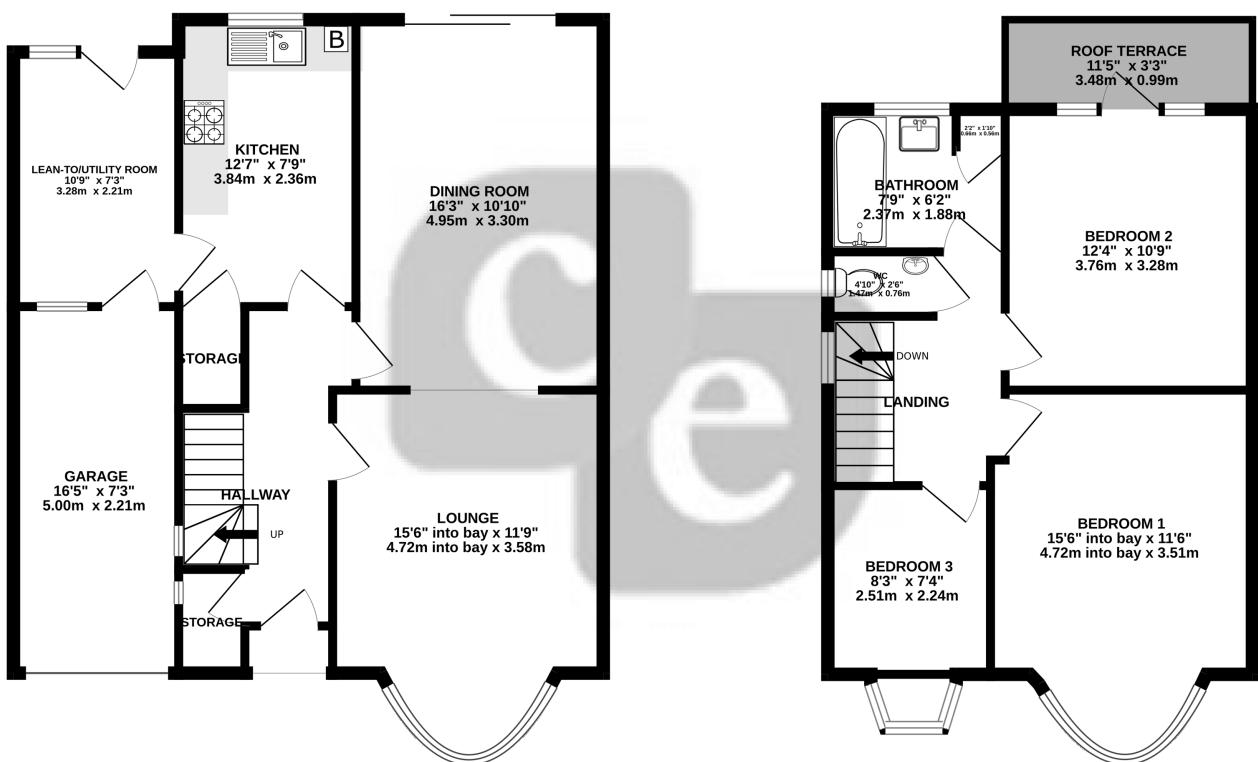
### **Garage**

Single garage with up and over door, Rear aspect door, rear aspect window.



GROUND FLOOR  
750 sq.ft. (69.7 sq.m.) approx.

1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 1237 sq.ft. (114.9 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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