



HEADSTONE GARDENS, HARROW

£409,995

**** NO ONWARD CHAIN **** A bright and spacious two bedroom ground floor flat with private rear garden and off street parking for two cars. The property has been tastefully decorated by the current owners and briefly comprises entrance hallway with built in storage, open plan living room/fitted kitchen with integrated appliances with direct access to garden, two bedroom with fitted wardrobes in master bedroom, shower room, and separate w/c. Further benefits include double glazing, gas central heating with combination boiler, a long unexpired lease, Oak flooring and no onward chain delays.

- TWO BEDROOMS
- GROUND FLOOR FLAT
- SPACIOUS & WELL PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- OPEN PLAN LIVING ROOM
- PRIVATE REAR GARDEN
- OFF STREET PARKING
- SEPARATE SHOWER ROOM & W/C
- NO ONWARD CHAIN
- LONG UNEXPIRED LEASE
- DOUBLE GLAZING AND GAS CENTRAL HEATING

Ground Floor

Communal Entrance

Communal entrance via front aspect frosted door, front aspect frosted window.

Hallway

Entrance into hallway via via front aspect door, storage cupboard, cupboard housing wall mounted 'Vaillant' combination boiler, spot lighting, Oak flooring, radiator, power points, spot lighting.

Open Plan Living Room/Kitchen

21' 7" max x 10' 5" max (6.58m x 3.17m) Rear aspect double glazed patio door to garden, sky light, range of wall and base level units with square edge work surfaces and matching upstands, one and a half bowl sink with drainer with tiled splash back, integrated double oven, gas hob with overhead extractor fan, space for fridge/freezer, plumbed for washing machine, integrated slimline dishwasher, feature fireplace, spot lighting, TV aerial, phone point, power points, part tiled/Oak flooring.

Bedroom One

15' 3" x 11' 10" into wardrobe (4.65m x 3.61m) Front aspect double glazed window into bay, range of fitted wardrobes, radiators, power points, TV aerial, Oak flooring.

Bedroom Two

10' 6" x 7' 1" (3.20m x 2.16m) Rear aspect double glazed window, spot lighting, radiator, power points, carpeted flooring.

Shower Room

Side aspect frosted double glazed window, shower cubicle with wall mounted shower with attachment, tiled surround, glass shower screen, extractor fan, spot lighting, wall mounted medicine cabinet, pedestal hand wash basin, heated towel rail, tiled flooring.

Separate W/C

Side aspect frosted double glazed window, low level W/C, wall mounted sink, part tiled walls, tiled flooring.

Outside

Parking

Off street parking for two cars, side access o rear garden via wooden gate.

Rear Garden

21' 3" x 19' 3" (6.48m x 5.87m) Side access to front garden via wooden gate, fence enclosed, outside tap.



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.

GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 539 sq.ft. (50.1 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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