



RAYNERS LANE, HARROW

£660,000

A modern and spacious three double bedroom end of terrace house conveniently situated within easy reach of local shops, schools and transport links. The property briefly comprises an entrance hallway with stairs leading to the first floor, downstairs cloakroom, two large storage cupboards, modern fitted open plan kitchen/dining room with French doors to the rear garden. From the first-floor landing, doors access spacious living room, double bedroom with fitted wardrobes, and a contemporary family bathroom. From the second floor, doors access contemporary bathroom, two further double bedrooms with fitted wardrobes in bedroom three and loft access for extra storage. Further benefits include double glazing and gas central heating with 'Vaillant' combination boiler, fitted solar panels on the roof which conveniently reduces the energy costs, ventilation system throughout, off street parking via own driveway, secure outside storage, 10 year NHBC certificate, and a low maintenance private rear garden laid partly to lawn and featuring paved patio area which is ideal for outdoor entertaining and summer dining.

- THREE DOUBLE BEDROOMS
- END OF TERRACE TOWN HOUSE
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- DOWNSTAIRS W/C
- AMPLE STORAGE THROUGHOUT
- SOLAR PANEL ENERGY SUPPLY
- OPEN PLAN MODERN FITTED KITCHEN/DINING ROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING WITH 'VAILLANT' COMBINATION BOILER
- VENTILATION SYSTEM THROUGHOUT
- OFF STREET PARKING AND SECURE STORAGE
- PRIVATE REAR GARDEN
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS

Ground Floor

Hallway

Entrance into hallway via front aspect door, front aspect frosted double glazed window, spot lighting, radiator, power points, storage cupboard with power points and lighting, storage cupboard housing 'Warm Flo' water pressure cylinder and pump, stairs to first floor landing.

Downstairs W/C

9' 3" x 5' 4" (2.82m x 1.63m) Front aspect frosted double glazed window, Low level W/C, wall mounted hand wash basin with mixer tap, ceiling mounted ventilation system, wall mounted mirror, shaving point, part tiled walls, wall mounted heated towel rail, tiled flooring.

Kitchen/Dining Room

16' 4" max x 13' 8" max (4.98m x 4.17m) Rear aspect double glazed French doors to garden, rear aspect double glazed window, range of soft close wall and base level units with roll top work surfaces and matching upstands, one and a half bowl sink with drainer, integrated gas hob with oven below, overhead extractor fan with stainless steel splash back, integrated fridge/freezer, integrated dishwasher, wall mounted cupboard enclosed 'Vaillant' combination boiler, ceiling mounted ventilation system, spot lighting, radiator, power points, TV aerial, wall mounted thermostat, storage cupboard plumbed for washing machine and wall mounted fuse box and solar panel meter, wooden flooring.

First Floor

Landing

Spot lighting, power points, carpeted flooring, stairs to second floor landing.

Living Room

16' 4" x 10' 6" (4.98m x 3.20m) Two front aspect double glazed windows, spot lighting, radiator, power points, TV aerial, phone point, carpeted 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Bedroom One

16' 4" into wardrobe x 9' 7" max(4.98m x 2.92m) Two rear aspect double glazed windows, range of fitted wardrobes, radiator, power points, TV aerial, phone point, carpeted flooring.

Bathroom

7' 6" max x 5' 7" max (2.29m x 1.70m) Low level W/C, wall mounted hand wash basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, spot lighting, part tiled walls, shaving point, wall mounted mirror, spot lighting, ceiling mounted ventilation system, heated towel rail, tiled flooring.

Second Floor

Landing

Spot lighting, ceiling mounted ventilation system, power points, carpeted flooring.

Bedroom Two

16' 4" max x 10' 6" max (4.98m x 3.20m) Two front aspect double glazed windows, radiator, power points, TV aerial, phone point, carpeted flooring.

Bedroom Three

16' 4" into wardrobe x 9' 11" max (4.98m x 3.02m) Two rear aspect double glazed windows, range of fitted wardrobes, loft access (power and lighting), spot lighting, radiator, power points, TV aerial, phone point, carpeted flooring.

Bathroom

8' 8" x 5' 4" (2.64m x 1.63m) Low level W/C, wall mounted hand wash basin with mixer tap, shower cubicle with fully tiled surround, sliding glass shower doors, wall mounted shower with attachment, part tiled walls, heated towel rail, shaving point, spot lighting, ceiling mounted ventilation system, tiled flooring.

Outside

Front Garden

Block paved driveway providing off street parking, stone chip flower beds, wall mounted electric meter, security light, bin storage area.

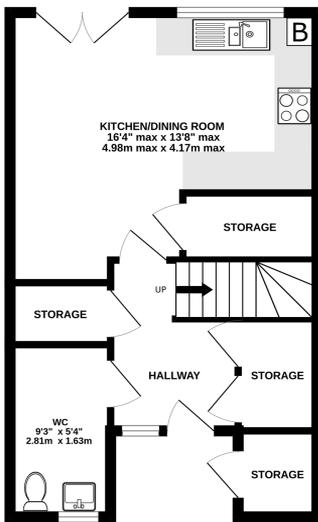
Storage

4' 9" x 3' 9" (1.45m x 1.14m) Secure outside storage.

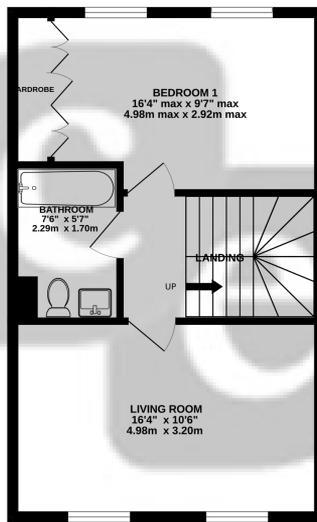
Rear Garden

32' 6" x 17' 6" (9.91m x 5.33m) Patio leading to mainly lawn, fence and wall enclosed, security light.

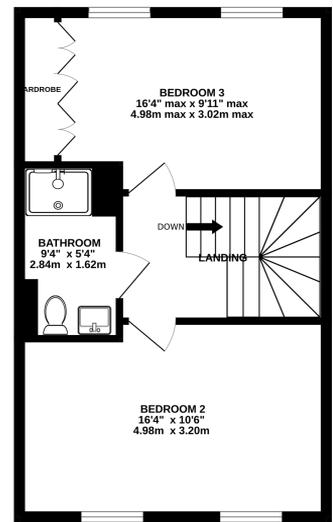
GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



2ND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 1288 sq.ft. (119.6 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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