christopher edwards
estate agents

324 Rayners Lane
Pinner
Middlesex
HA5 5ED

# DUDLEY ROAD, HARROW
## £449,950

** NO ONWARD CHAIN ** A spacious two bedroom semi detached bungalow conveniently located within 0.7 miles from South Harrow Piccadilly Line station. The property offers scope for further development subject to planning permission being granted and briefly comprises entrance porch, hallway, bay fronted living room, kitchen/breakfast room, lean-to, two bedrooms and bathroom. Further benefits include double glazing, gas central heating, multiple off street parking and private rear garden.

- TWO BEDROOM
- SEMI DETACHED BUNGALOW
- KITCHEN/ BREAKFAST ROOM
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- LEAN TO
- NO ONWARD CHAIN
- MULTIPLE OFF STREET PARKING
- PRIVATE REAR GARDEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING

# Ground Floor

## Porch

Front aspect double glazed window, side aspect double glazed window, coved ceiling, tiled flooring.

## Hallway

Front aspect door, side aspect double glazed window, loft access, coved ceiling, radiator, power points, cupboard housing meters, laminate flooring.

## Living Room

16' 5" into bay x 11' 9" (5.00m x 3.58m) Front aspect double glazed window into bay, coved ceiling, radiator, power points, TV aerial, phone point, laminate flooring.

## Kitchen/Breakfast Room

14' 7" max x 10' 9" max (4.45m x 3.28m) Rear aspect double glazed French doors, two rear aspect double glazed windows, side aspect frosted double glazed window, range of wall and base level units with square edge work surfaces, single sink with drainer, integrated gas hob with overhead extractor fan, integrated oven, space for fridge/freezer, plumbed for washing machine, wall mounted cupboard enclosed 'Vaillant' boiler, part tiled walls, radiator, power points, coved ceiling, spot lighting, tiled flooring.

## Lean To

19' 0" x 5' 6" (5.79m x 1.68m) Rear aspect double doors, rear aspect windows.

## Bedroom One

10' 10" x 10' 5" (3.30m x 3.17m) Rear aspect double glazed window, coved ceiling, radiator, power points, laminate flooring.

## Bedroom Two

9' 8" x 7' 1" (2.95m x 2.16m) Front aspect double glazed window, coved ceiling, radiator, power points, laminate flooring.

## Bathroom

7' 2" x 5' 9" (2.18m x 1.75m) Side aspect frosted double glazed window, low level W/C, vanity hand wash basin, corner shower with wall mounted shower and attachment, overhead shower head, sliding glass shower doors, tiled walls, wall mounted medicine cabinet, wall mounted heated towel rail, shaving point, extractor fan, spot lighting, lino flooring.

# Outside

## Front Garden

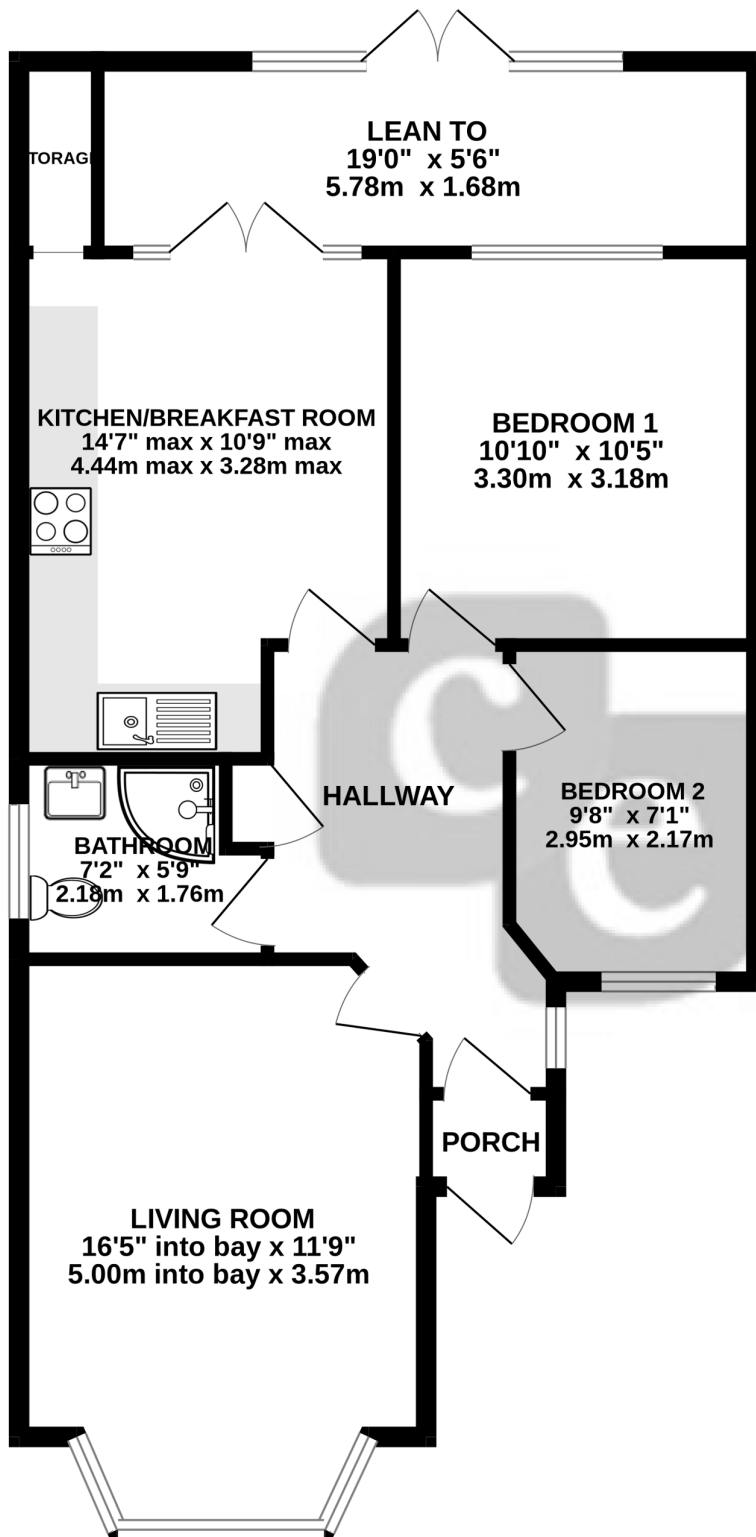Multiple off street parking via own driveway, shared side access via wooden gate leading to rear garden.

## Rear Garden

Patio leading to mainly laid lawn, fence enclosed, shared side access to front garden via wooden gate.

## GROUND FLOOR
### 757 sq.ft. (70.3 sq.m.) approx.

**LEAN TO**
19'0" x 5'6"
5.78m x 1.68m

STORAGE

**KITCHEN/BREAKFAST ROOM**
14'7" max x 10'9" max
4.44m max x 3.28m max

**BEDROOM 1**
10'10" x 10'5"
3.30m x 3.18m

**HALLWAY**

**BATHROOM**
7'2" x 5'9"
2.18m x 1.76m

**BEDROOM 2**
9'8" x 7'1"
2.95m x 2.17m

**PORCH**

**LIVING ROOM**
16'5" into bay x 11'9"
5.00m into bay x 3.57m

TOTAL FLOOR AREA : 757 sq.ft. (70.3 sq.m.) approx.