



christopheredwards
estate agents

324 Rayners Lane
Pinner
Middlesex
HA5 5ED



SOMERVELL ROAD, HARROW

Offers in Excess of £700,000

**** EXTENDED **** An extended and well maintained five bedroom end of terrace house conveniently located for Northolt Park Station and South Harrow's Piccadilly Line station. The property is also close to Alexandra Park and several highly regarded schools including Petts Hill Primary and Rooks Heath College. The accommodation briefly comprises entrance porch, hallway, open plan living room, open plan dining room, kitchen, utility room, downstairs shower room, storage room, fifth bedroom to ground floor, four bedrooms off first floor landing with en-suite to master bedroom and family bathroom. Further benefits include double glazing, gas central heating, off street parking and an attractive mature private rear garden.

- EXTENDED FIVE BEDROOM END OF TERRACE HOUSE
- THREE RECEPTION ROOMS
- THREE BATHROOMS
- UTILITY ROOM & STORAGE ROOM
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- OFF STREET PARKING
- ATTRACTIVE MATURE PRIVATE REAR GARDEN

Ground Floor

Porch

Entrance into porch via side aspect stained glass double glazed door, front and side aspect double glazed windows, tiled flooring.

Hallway

Entrance into hallway via front aspect frosted stained glass double glazed door, front aspect frosted stained glass window, coved ceiling, power points, radiator, under stairs storage housing meters, laminate flooring, stairs to first floor landing.

Open Plan Living Room

23' 8" into bay x 11' 4" max (7.21m x 3.45m) Front aspect double glazed window into bay, rear aspect folding doors to dining room, feature fireplace with surround, coved ceiling, two radiators with radiator covers, power points, TV aerial, laminate flooring.

Open Plan Dining Room

16' 8" max x 11' 7" max (5.08m x 3.53m) Rear aspect double glazed French doors to garden, rear aspect double glazed window, island with storage below, one and a half bowl sink with drainer, integrated oven, fitted wall unit, space for fridge/freezer, spot lighting, coved ceiling, radiator, power points, part tiled/laminate flooring.

Open Plan Kitchen

8' 7" x 6' 3" (2.62m x 1.91m) Range of wall and base level units with roll top work surfaces, five hob gas cooker with overhead extractor fan, space for dishwasher, spot lighting, part tiled walls, power points, tiled flooring.

Utility Room

8' 11" x 6' 8" (2.72m x 2.03m) Rear aspect frosted double glazed door to garden, range of wall and base level units with roll top work surfaces, single sink with drainer, plumbed for washing machine and dryer, wall mounted cupboard enclosed 'Vaillant' boiler, part tiled walls, power points, tiled flooring.

Downstairs Shower Room

6' 5" x 5' 6" (1.96m x 1.68m) Low level W/C, corner shower with wall mounted shower and attachment, spot lighting, extractor fan, pedestal hand wash basin with mixer tap, wall mounted mirror fronted medicine cabinet, tiled walls, tiled flooring.

Store Room

6' 4" x 4' 8" (1.93m x 1.42m)

Bedroom Five

15' 3" x 6' 6" (4.65m x 1.98m) Front aspect double glazed window.

First Floor

Landing

Coved ceiling, loft access, power point, 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Bedroom One

19' 7" x 6' 5" (5.97m x 1.96m) Front aspect double glazed window, side aspect frosted double glazed window, coved ceiling, radiator, power points, laminate flooring.

En-Suite

6' 7" x 6' 5" (2.01m x 1.96m) Rear aspect frosted double glazed window, low level W/C, bidet, vanity hand wash basin, corner shower with sliding glass shower doors, wall mounted shower and attachment, extractor fan, heated towel rail, mirror fronted medicine cabinet, tiled flooring.

Rear Garden

Patio leading to laid lawn, mature stocked borders, outside tap, feature pond with bridge over to rear of garden, two garden sheds, dome greenhouse, fence enclosed, side access to front garden via metal gate.



Bedroom Two

12' 10" into bay x 10' 7" (3.91m x 3.23m) Front aspect double glazed window into bay, two built in wardrobes, coved ceiling, radiator with radiator cover, power points, laminate flooring.

Bedroom Three

10' 7" x 10' 6" (3.23m x 3.20m) Rear aspect double glazed window, two built in wardrobes, coved ceiling, radiator, power points, laminate flooring.

Bedroom Four

7' 2" x 6' 5" (2.18m x 1.96m) Front aspect double glazed window, radiator, power points, laminate flooring.

Bathroom

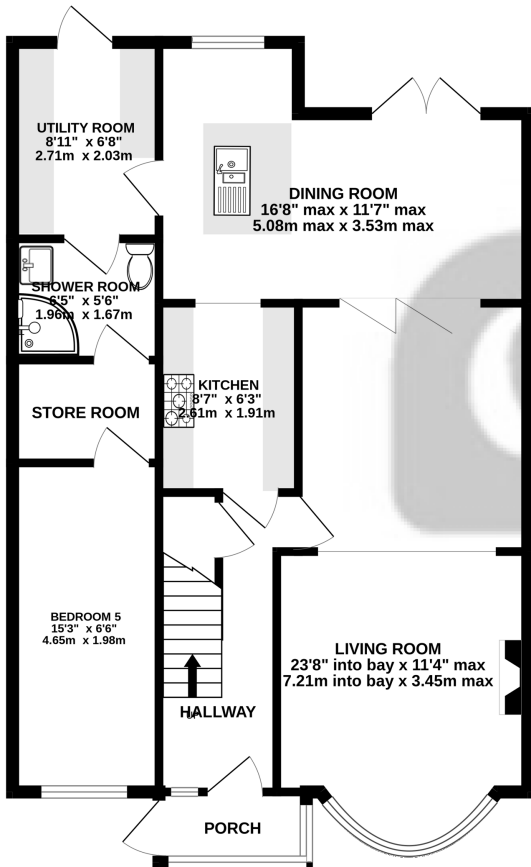
5' 9" x 5' 8" (1.75m x 1.73m) Rear aspect frosted double glazed window, spot lighting, low level W/C, vanity hand wash basin, tiled enclosed bath with mixer tap, wall mounted shower with attachment, glass folding shower screen, heated towel rail, mirror with integral light, tiled walls, tiled flooring.

Outside

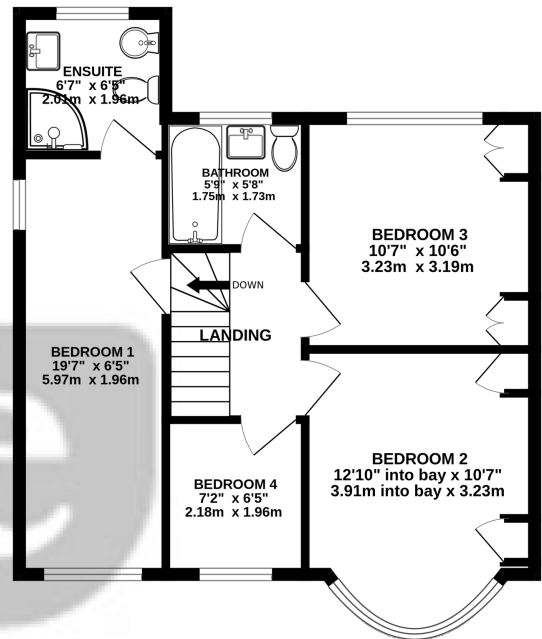
Front Garden

Landscaped front garden, off street parking via own driveway, side access to rear garden via metal gate.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1423sq.ft. (132.2 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.

Made with Metropix ©2025