



## WORPLE WAY, HARROW

£699,950

**\*\* 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, downstairs W/C, modern fitted kitchen, lean-to/utility room, off street parking, garage via own driveway and an attractive private rear garden.

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- TWO RECEPTION ROOMS
- DOWNSTAIRS W/C
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- SINGLE GARAGE WITH VEHICLE ACCESS
- MODERN FITTED KITCHEN
- LEAN-TO/UTILITY ROOM
- SPACIOUS BATHROOM
- CONVENIENT FOR SCHOOLS, SHOPS AND TRANSPORT LINKS
- OFF STREET PARKING
- ATTRACTIVE PRIVATE REAR GARDEN
- NO ONWARD CHAIN

## Ground Floor

### Porch

Entrance into porch via front aspect double glazed door, tiled flooring.

### Hallway

Entrance into hallway via front aspect door, side aspect frosted stained glass double glazed window, under stairs storage housing meters, additional under stairs storage cupboard, radiator, phone point, power points, picture rail, carpeted flooring, stairs to first floor landing.

### Downstairs W/C

Side aspect frosted double glazed window, low level W/C, vanity hand wash basin, spot lighting, extractor fan, wall mounted electric heater.

### Lounge

16' 9" x 11' 2" (5.11m x 3.40m) Rear aspect double glazed French doors to garden, two rear aspect double glazed windows, coved ceiling, radiator, power points, TV aerial, feature gas fireplace, carpeted flooring.

### Dining Room

15' 2" into bay x 12' 2" (4.62m x 3.71m) Front aspect double glazed window into bay, coved ceiling, radiator, power points, wall mounted electric fire, carpeted flooring.

### Kitchen

12' 7" x 7' 9" (3.84m x 2.36m) Rear aspect double glazed window, range of wall and base level units with square edge work surfaces, one and a half bowl sink with drainer, integrated halogen hob with overhead extractor fan, integrated double oven, integrated under counter fridge, integrated dishwasher, part tiled walls, radiator, power points.

### Lean-To/Utility Room

12' 8" x 7' 7" (3.86m x 2.31m) Rear aspect double glazed door to garden, two rear aspect double glazed windows, single sink with drainer, plumbed for washing machine, water tap, power points.

### Garage

16' 2" x 7' 7" (4.93m x 2.31m) Single garage with front aspect up and over door, wall mounted fuse box, lighting.

## First Floor

### Landing

Side aspect frosted stained glass double glazed window, loft access, picture rail, power points, carpeted flooring.

### Bedroom One

15' 6" into bay x 11' 7" into wardrobe (4.72m x 3.53m) Front aspect double glazed window into bay with fitted dressing table, coved ceiling, two fitted wardrobes, two radiators, power points, 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 Two**

13' 1" x 11' 2" (3.99m x 3.40m) Rear aspect double glazed door to roof terrace, two rear aspect double glazed windows, coved ceiling, radiator, power points, carpeted flooring.

## **Roof Terrace**

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

## **Bedroom Three**

8' 4" x 7' 5" (2.54m x 2.26m) Front aspect double glazed window into oriel bay, picture rail, radiator, power points, carpeted flooring.

## **Bathroom**

9' 5" x 8' 4" (2.87m x 2.54m) Rear aspect frosted double glazed window, low level W/C, vanity hand wash basin, matching medicine cabinet with integrated mirror and lighting, panel enclosed bath with mixer tap and folding glass shower screen, wall mounted shower with attachment, airing cupboard housing hot water tank, wall mounted heated towel rail, extractor fan, part tiled walls, carpeted flooring.

## **Outside**

### **Front Garden**

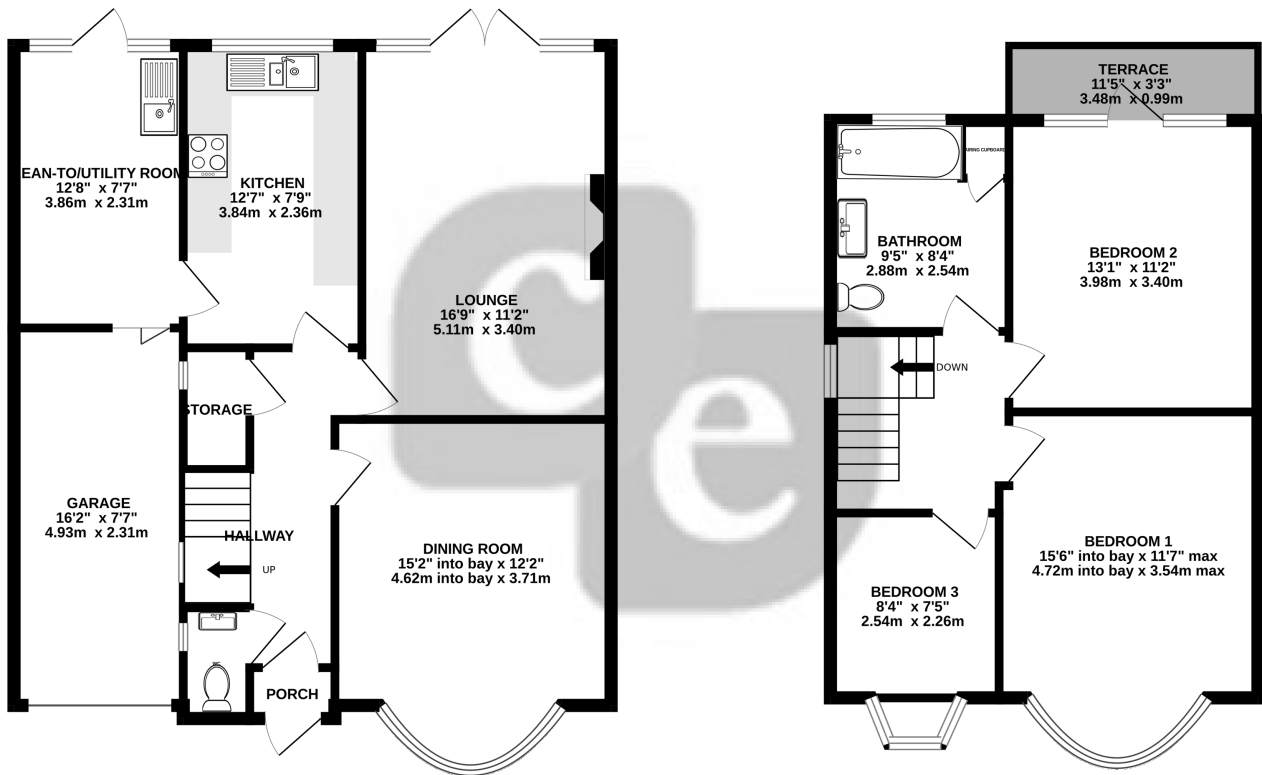
Block paved driveway leading to garage, off street parking, mature stocked borders.

### **Rear Garden**

Patio leading to laid lawn, mature stocked borders, water butt, fence enclosed.

GROUND FLOOR  
806 sq.ft. (74.9 sq.m.) approx.

1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1324 sq.ft. (123.0 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 ©2023