



LYNTON ROAD, HARROW

£655,000

**** EXTENDED **** An extended and well maintained, five bedroom, two bathroom end of terrace house conveniently located within 0.7 miles from Rayners Lane Metropolitan/Piccadilly Line station. The property briefly comprises entrance porch, hallway, open plan lounge/dining room, extended kitchen/breakfast room, downstairs bedroom/office, three bedrooms of first floor landing and family bathroom, fourth bedroom off second floor landing with walk in wardrobe and en-suite. Further benefits include double glazing, gas central heating, off street parking and private rear garden with rear access via secure gated service road.

- FIVE BEDROOM END OF TERRACE HOUSE
- EXTENDED
- OPEN PLAN LOUNGE/DINING ROOM
- EXTENDED KITCHEN/ BREAKFAST ROOM
- DOWNSTAIRS BEDROOM/OFFICE
- TWO BATHROOMS AND SEPARATE W/C
- OFF STREET PARKING
- PRIVATE REAR GARDEN
- CONVENIENT FOR SCHOOLS, SHOPS AND TRANSPORT LINKS
- REAR ACCESS VIA SECURE GATED SERVICE

Ground Floor

Porch

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

Hallway

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

Open Plan Lounge/Dining Room

29' 10" x 12' 7" (9.09m x 3.84m) Front aspect double glazed window into bay, rear aspect sliding doors to kitchen/breakfast room, coved ceiling, two radiators, power points, TV aerial, picture rail, laminate flooring.

Kitchen/Breakfast Room

17' 6" x 8' 8" (5.33m x 2.64m) Rear aspect French doors to garden, rear aspect double glazed window, Velux window, range of wall and base level units and breakfast bar with square edge work surfaces, integrated gas hob with oven below and overhead extractor fan, glass splash back, one and a half bowl sink with drainer, space for fridge/freezer, plumbed for washing machine, part tiled walls, power points, wall mounted heated towel rail, tiled flooring.

Bedroom Five/Office

11' 7" x 6' 3" (3.53m x 1.91m) Side aspect frosted double glazed door to garden, side aspect frosted double glazed window, spot lighting, radiator, power points, laminate flooring.

First Floor

Landing

Side aspect frosted double glazed window, stairs to second floor landing, spot lighting, power points, laminate flooring.

Bedroom One

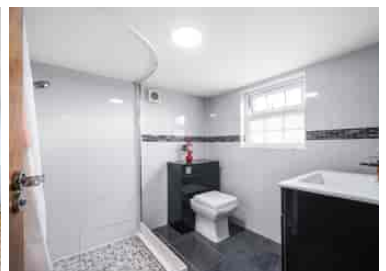
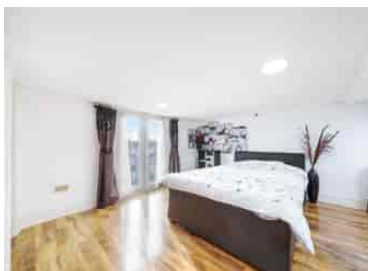
14' 6" into bay x 11' 9" into wardrobe (4.42m x 3.58m) Front aspect double glazed window into bay, fitted wardrobes radiator, power points, laminate flooring.

Bedroom Two

11' 9" into wardrobe x 11' 7" (3.58m x 3.53m) Rear aspect double glazed window, mirror fronted fitted wardrobe, radiator, power points, laminate flooring.

Bedroom Three

7' 4" x 6' 8" (2.24m x 2.03m) Front aspect double glazed window, coved ceiling, radiator, power points, 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.

Bathroom

7' 5" x 6' 8" (2.26m x 2.03m) Rear aspect frosted double glazed window, low level W/C, pedestal hand wash basin, panel enclosed bath with mixer tap, wall mounted shower with attachment, tiled walls, extractor fan, storage cupboard, tiled flooring.

Separate W/C

Side aspect frosted double glazed window, low level W/C, radiator, lino flooring.

Second Floor

Landing

Side aspect frosted double glazed window, power points, laminate flooring.

Bedroom Four

17' 3" max x 14' 6" max (5.26m x 4.42m) Rear aspect double glazed French doors to Juliet balcony, two front aspect double glazed 'Velux' windows, spot lighting, two radiators, power points, eaves storage, laminate flooring.

Walk-In Wardrobe

6' 9" x 3' 5" (2.06m x 1.04m) Front aspect mirrored door.

En-Suite

6' 7" x 6' 7" (2.01m x 2.01m) Rear aspect frosted double glazed window, low level W/C, vanity hand wash basin, corner shower with wall mounted shower and attachment, tiled walls, shaving point, extractor fan, wall mounted heated towel rail, tiled flooring.

Outside

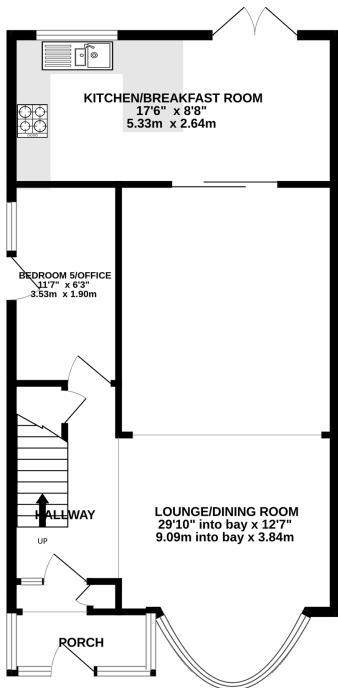
Front Garden

Off street parking via own driveway, side access to rear garden via wooden gate.

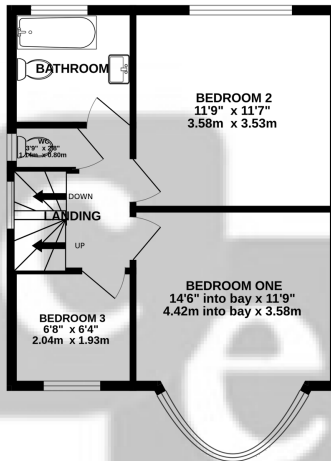
Rear Garden

Patio leading to laid lawn, path leading to rear of garden, stocked flower beds, wooden shed, outside tap, fence enclosed, side access to front garden via wooden gate, rear access to secure gated service road via wooden gate.

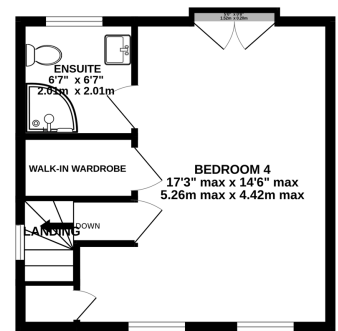
GROUND FLOOR
685 sq.ft. (63.6 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



2ND FLOOR
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 1441 sq.ft. (133.9 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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