



RAYNERS LANE, HARROW

£530,000

**** NO ONWARD CHAIN **** A modern and well maintained two double bedroom terrace house built in 2017, conveniently located within 0.5 miles from Rayners Lane Metropolitan/Piccadilly Line station. The property briefly comprises large entrance hallway with downstairs W/C, open plan living room, modern fitted kitchen/breakfast room, two double bedrooms off first floor landing and modern bathroom with shower and bath. Further benefits include double glazing, gas central heating with 'Vaillant' boiler, still within 10 year NHBC warranty, rooftop solar panels, integrated ventilation system, off street parking via own driveway, secure front storage and an easily maintainable private rear garden.

- TWO DOUBLE BEDROOM TERRACE HOUSE
- MODERN AND SPACIOUS INTERIORS
- BUILT IN 2017 AND STILL WITHIN 10 YEAR NHBC WARRANTY
- OPEN PLAN LIVING ROOM WITH DIRECT ACCESS TO GARDEN
- MODERN FITTED KITCHEN/BREAKFAST ROOM
- MODERN FITTED BATHROOM SUITE
- OFF STREET PARKING AND PRIVATE REAR GARDEN
- SECURE FRONT STORAGE
- ROOFTOP SOLAR PANELS
- VENTILATION SYSTEM THROUGHOUT
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- NO ONWARD CHAIN DELAYS
- DOUBLE GLAZING AND GAS CENTRAL HEATING WITH 'VAILLANT' BOILER

Ground Floor

Hallway

Entrance into hallway via front aspect door, radiator, power points, laminate flooring, stairs to first floor landing.

Downstairs W/C

Low level W/C, pedestal hand wash basin with mixer tap, par tiled walls, wall mounted mirror, heated towel rail, spot lighting, ceiling mounted ventilation system, tiled flooring.

Living Room

16' 4" x 12' 1" (4.98m x 3.68m) Rear aspect double glazed French door to garden, rear aspect double glazed window, spot lighting, radiator, power points, TV aerial, phone point, storage cupboard housing meters and plumbed for washing machine.

Kitchen/Breakfast Room

15' 5" max x 9' 4" max (4.70m x 2.84m) Front aspect double glazed window, range of wall and base level units with roll top work surfaces and matching up stands, one and a half bowl sink with drainer and mixer tap, soft water tap, integrated gas hob with overhead extractor fan and oven below, stainless steel splash back, integrated dishwasher, integrated fridge/freezer, cupboard enclosed wall mounted 'Vaillant' boiler, spot lighting, power points, ceiling mounted ventilation system, laminate flooring.

First Floor

Landing

Ceiling mounted ventilation system, storage cupboard housing water cylinder, loft access with pull down ladder, power points, carpeted flooring.

Bedroom One

16' 4" max x 10' 4" max (4.98m x 3.15m) Two front aspect double glazed windows, fitted wardrobe and desk and overhead shelves, radiator, power points, TV aerial, carpeted flooring.

Bedroom Two

16' 4" max x 10' 4" max (4.98m x 3.15m) Two rear aspect double glazed windows, range of fitted wardrobes and dressing table, radiator, power points, phone point, carpeted flooring.

Bathroom

9' 2" max x 9' 1" max (2.79m x 2.77m) Low level W/C, vanity hand wash basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, shower cubicle with wall mounted shower and attachment, fully tiled surround, glass shower door, part tiled walls, shaving point, heated towel rail, wall mounted mirror, ceiling mounted ventilation system, tiled flooring.

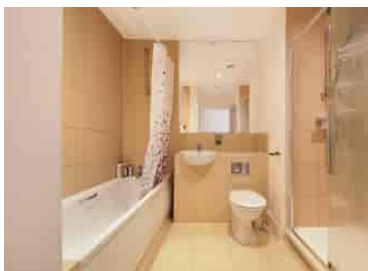
Outside

Front Garden

Block paved driveway, secure outside storage unit, bin storage area.

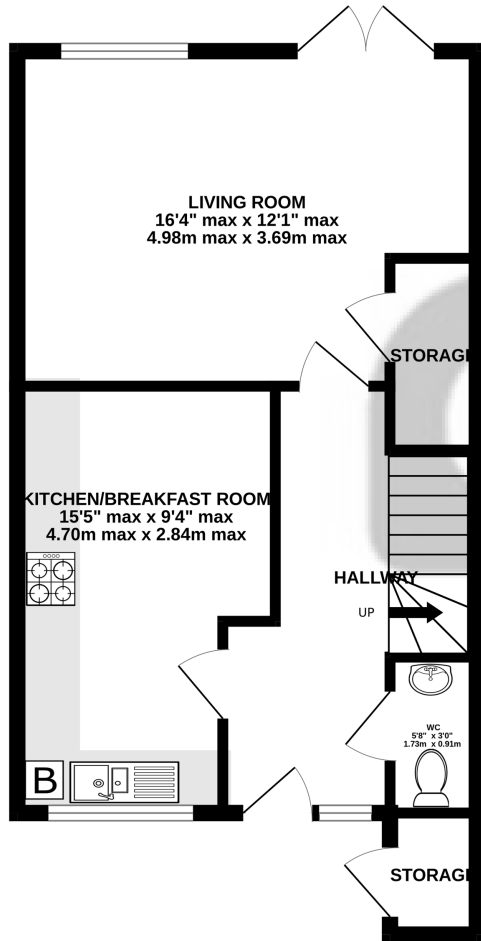
Rear Garden

Patio leading to laid lawn, fence enclosed, security light.

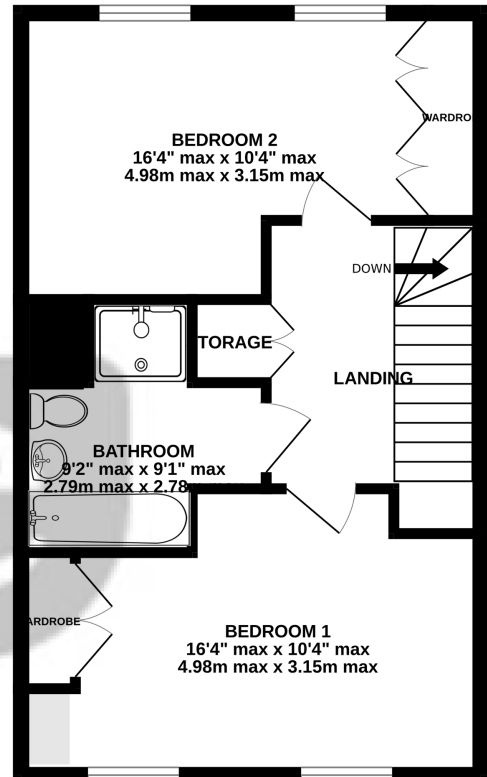


DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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