



ALEXANDRA AVENUE, HARROW

£725,000

**** NO ONWARD CHAIN **** An extended and well maintained four bedroom semi detached house conveniently located for shops, schools and transport links. The property briefly comprises entrance hallway, open plan reception room, modern fitted kitchen/dining room, downstairs bedroom, utility room, downstairs bathroom, three bedrooms off first floor landing, bathroom and separate w/c. Further benefits include double glazing, gas central heating, off street parking and a large private rear garden.

- FOUR BEDROOM SEMI DETACHED HOUSE
- EXTENDED & WELL MAINTAINED THROUGHOUT
- OPEN PLAN MODERN FITTED KITCHEN/DINING ROOM
- INTEGRATED MIELE, SIEMENS AND SAMSUNG APPLIANCES
- OPEN PLAN RECEPTION ROOM
- UTILITY ROOM & DOWNSTAIRS BATHROOM
- DOWNSTAIRS BEDROOM
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- OFF STREET PARKING

Ground Floor

Entrance Hallway

Entrance into hallway via front aspect frosted double glazed door, two front aspect frosted double glazed windows, coved ceiling, radiator, power points, under stairs storage housing electric meter, stairs to first floor landing, laminate flooring.

Kitchen/Dining Room

26' 2" max x 11' 4" max (7.98m x 3.45m)
Rear aspect double glazed patio doors to rear garden, two rear aspect double glazed windows, range of wall and wall and base level units with roll top work surfaces and under counter lighting and power points, counter mounted circular waste chute, island with storage below and roll top work top, integrated five hob gas cooker with overhead extractor fan and stainless steel splash back, integrated oven and microwave, one and a half bowl sink with drainer, water softener and sink erator, space for fridge/freezer, integrated dishwasher, part tiled walls, coved ceiling, spot lighting, radiator, tiled flooring.

Reception Room

17' 8" x 12' 9" (5.38m x 3.89m) Coved ceiling, spot lighting, feature electric fireplace, TV aerial, power points, laminate flooring.

Bedroom Three

13' 8" into bay x 11' 8" max (4.17m x 3.56m)
Front aspect double glazed window into half bay, coved ceiling, picture rail, two fitted wall cabinets, radiator, power points, laminate flooring.

Utility Room

18' 10" x 6' 10" max (5.74m x 2.08m) Front aspect double glazed window, coved ceiling, range of wall and base level units with roll top work surfaces, plumbed for washing machine, space for dryer, cupboard enclosed gas meter with storage, wall mounted 'Main' boiler, radiator, power points, laminate flooring.

Shower Room

7' 1" x 5' 7" (2.16m x 1.70m) Wall mounted electric shower with attachment, shower rail and curtain, low level W/C, wall mounted hand wash basin with mixer tap, fully tiled walls, heated towel rail, wall mounted mirror fronted medicine cabinet, coved ceiling, extractor fan, non slip flooring.

First Floor

Landing

Side aspect frosted double glazed window, coved ceiling, loft access, 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 One

13' 8" x 11' 1" (4.17m x 3.38m) Front aspect double glazed window into half bay, ornate ceiling, spot lighting, picture rail, radiator, power points, laminate flooring.

Bedroom Two

13' 3" x 10' 5" max (4.04m x 3.17m) Rear aspect double glazed window, range of fitted wardrobes with external drawers and dressing table, coved ceiling, spot lighting, radiator, power points, laminate flooring.

Bedroom Four

8' 7" x 6' 7" (2.62m x 2.01m) Front aspect double glazed window, radiator, power points, laminate flooring.

Bathroom

7' 5" x 5' 4" (2.26m x 1.63m) Rear aspect frosted double glazed window, double shower cubicle with tiled surround, wall mounted shower with attachment, glass shower door, vanity hand wash basin with mixer tap, fully tiled walls, extractor fan, radiator, tiled flooring.

Separate W/C

Side aspect frosted double glazed window, low level W/C, fully tiled walls, extractor fan, tiled flooring.

Outside

Front Garden

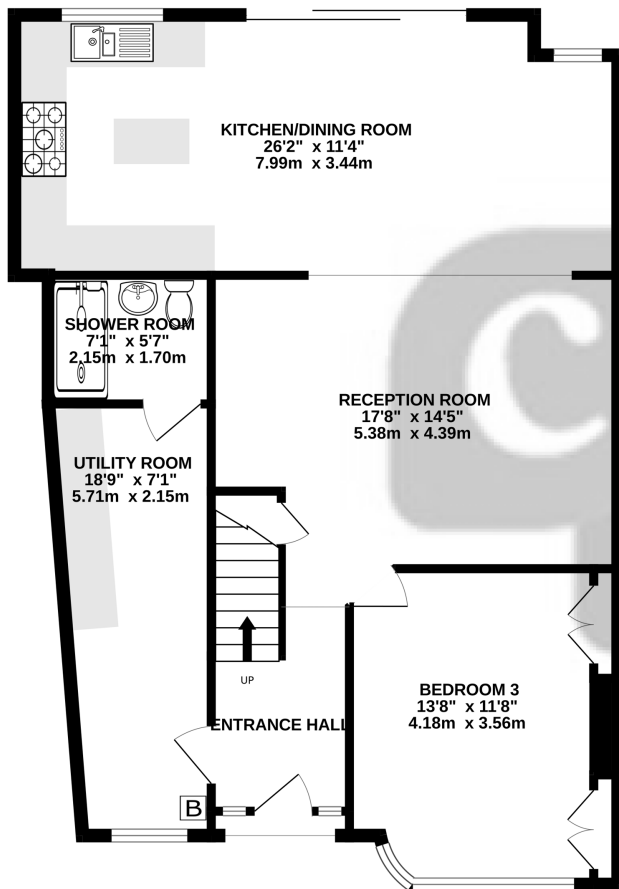
Off street parking via own driveway.

Rear Garden

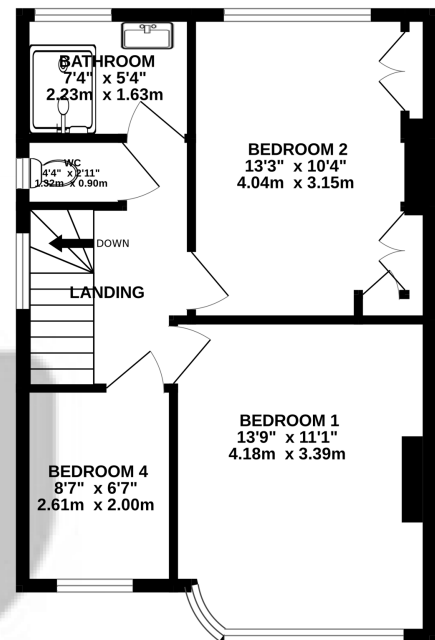
Approx. 107' 3" x 33' 2" (32.69m x 10.11m) Patio leading to mainly laid lawn via steps, fence enclosed, stocked flower beds, two storage sheds, outside tap, flood lights, power point.



GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 14413sq.ft. (1339.0 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.

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