



EAGLE COURT, DRINKWATER ROAD, HARROW

Guide Price £325,000

**** PRIVATE OFF ROAD PARKING AND PRIVATE REAR SOUTH FACING PATIO GARDEN **** A spacious two double bedroom, two bathroom ground floor flat benefiting from private off road parking to front and private rear south facing patio garden which is rare to find. The property is conveniently located for shops, schools and transport links and briefly comprises entrance hallway with built in storage, open plan living room leading to private rear patio garden, modern fitted kitchen, two double bedrooms with en-suite to master bedroom and bathroom. Further benefits include double glazing, gas central heating, ventilation system throughout, secure gated communal bike and bin store and 111 year lease remaining.

- TWO DOUBLE BEDROOM GROUND FLOOR FLAT
- DIRECT FRONT DOOR ACCESS TO FLAT
- TWO BATHROOMS
- EN-SUITE TO MASTER BEDROOM
- VENTILATION SYSTEM THROUGHOUT
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- 111 YEAR LEASE REMAINING
- PRIVATE OFF ROAD PARKING TO FRONT
- PRIVATE REAR SOUTH FACING PATIO GARDEN
- SECURE GATED COMMUNAL BIKE STORE AND BIN STORE
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS

Ground Floor

Hallway

Entrance into hallway via front aspect frosted double glazed door, storage cupboard plumbed for washing machine and housing water cylinder and ventilation system, radiator, power point, carpeted flooring.

Living Room

21' 2" max x 10' 6" max (6.45m x 3.20m) Rear aspect double glazed door to garden, two rear aspect double glazed windows, radiator, power points, phone point, TV aerial, spot lighting, ceiling mounted ventilation, carpeted flooring.

Kitchen

12' 7" max x 7' 5" max (3.84m x 2.26m) Front and side aspect double glazed windows, range of wall and base level units with roll top work surfaces and matching up-stands, integrated gas hob with oven below and overhead extractor fan, stainless steel splash back, space for fridge/freezer, wall mounted cupboard enclosed wall mounted 'Potterton' boiler, radiator, power points, spot lighting, ceiling mounted ventilation, tiled flooring.

Bedroom One

11' 5" max x 9' 4" max (3.48m x 2.84m) Rear aspect double glazed window, radiator, power points, TV aerial, built in wardrobe, ceiling mounted ventilation, carpeted flooring.

En-Suite

7' 7" x 4' 1" (2.31m x 1.24m) Low level W/C, wall mounted hand wash basin with mixer tap, shower cubicle with glass shower door, fully tiled surround, wall mounted shower with attachment, ceiling mounted ventilation, spot lighting, shaving point, wall mounted heated towel rail, part tiled walls, wall mounted mirror, tiled flooring.

Bedroom Two

12' 7" x 9' 1" (3.84m x 2.77m) Front aspect double glazed window, radiator, power points, TV aerial, phone point, carpeted flooring.

Bathroom

7' 7" max x 6' 9" max (2.31m x 2.06m) Low level W/C, wall mounted hand wash basin with mixer tap, panel enclosed bath with mixer tap, wall mounted shower with attachment, part tiled walls, spot lighting, ceiling mounted ventilation, wall mounted heated towel rail, wall mounted mirror, tiled flooring.

Outside

Front Garden

Block paved driveway providing off street parking for one car, stocked flower bed.

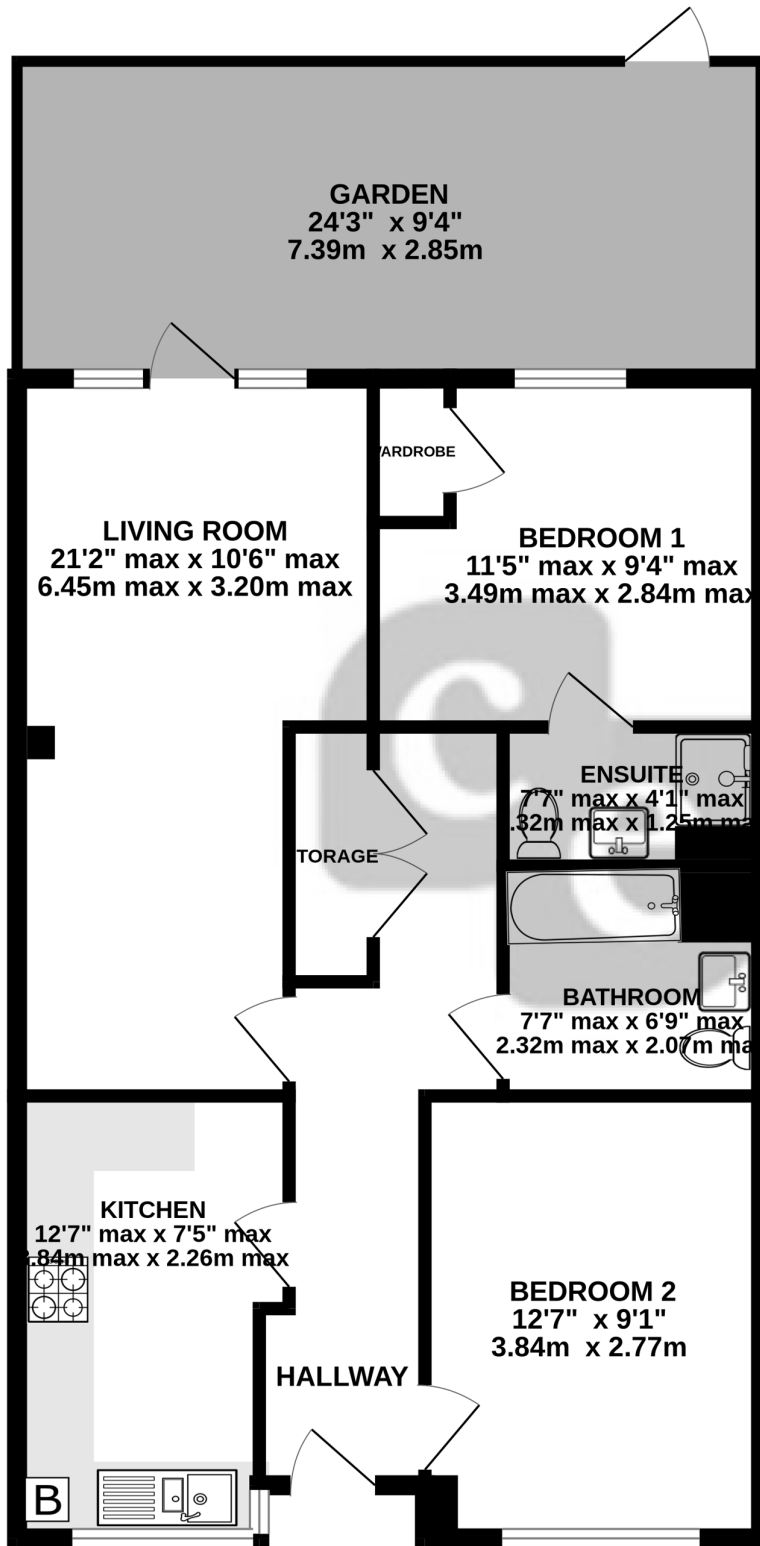
Rear Garden

South facing private patio rear garden with rear access to communal bike and bin store via wooden gate, stocked borders, fence enclosed.



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.

GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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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