



WORPLE WAY, HARROW

£850,000

**** NO UPPER CHAIN DELAYS **** An immaculately presented, four-bedroom extended home offering bright, spacious interiors throughout, perfect for the growing family. This property is perfectly positioned for local amenities, schools and excellent transport links with just a 0.3-mile walk to Rayners Lane station (Metropolitan & Piccadilly line) and high street.

- EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE
- MODERN FITTED KITCHEN/BREAKFAST ROOM WITH GRANITE WORKTOPS, INTEGRATED APPLIANCES AND UNDERFLOOR HEATING
- OPEN PLAN LOUNGE/ DINING ROOM
- ELDERLY FRIENDLY DOWNSTAIRS BEDROOM AND EN-SUITE WITH UNDERFLOOR HEATING
- FITTED WARDROBES
- FAMILY BATHROOM WITH UNDERFLOOR HEATING
- BRICK BUILT OUTBUILDING/OFFICE AND STORE ROOM WITH CAT 6 ETHERNET, POWER AND LIGHTING
- MULTIPLE OFF STREET PARKING
- CAT 6 ETHERNET CABLING THROUGHOUT
- NO UPPER CHAIN DELAYS

Ground Floor

Hallway

Entrance into hallway via front aspect door, front aspect frosted double glazed window, spot lighting, radiator, power points, wall mounted digital thermostat, understairs storage housing meters, fitted storage cupboards, stairs to first floor landing.

Bedroom Four

9' 7" x 6' 0" (2.92m x 1.83m) Front aspect double glazed window, range of fitted storage cupboards, power points, wall mounted thermostat, carpeted flooring.

En-Suite

9' 5" max x 3' 9" max (2.87m x 1.14m) Low level W/C, vanity hand wash basin with mixer tap, shower cubicle with sliding glass shower door, fully tiled surround, wall mounted shower controls, with wall mounted attachment and ceiling mounted overhead shower, fully tiled walls, contemporary wall mounted heated towel rail, wall mounted mirror with touch sensor lighting, spot lighting, extractor fan, tiled flooring with underfloor heating.

Lounge/Dining Room

26' 5" into bay x 12' 4" max (8.05m x 3.76m) Front aspect double glazed window into bay, rear aspect double glazed French doors to kitchen/breakfast room, two rear aspect windows, picture rail, feature gas fireplace with surround, two radiators, power points, TV aerial, carpeted flooring.

Kitchen/Breakfast Room

23' 6" max x 19' 6" max (7.16m x 5.94m) Rear aspect double glazed French doors to garden, rear aspect double glazed door to garden, rear aspect double glazed window, double glazed 'Velux' window, range of wall and base level units with granite work surfaces and up-stands, integrated sink with mixer tap and granite drainer, space for 'Range' cooker with glass splashback, space for dishwasher, plumbed for washing machine, space for 'American' fridge/freezer, wall mounted cupboard enclosed 'Worcester' boiler, spot lighting, power points, tiled flooring with underfloor heating.

First Floor

Landing

Side aspect frosted double glazed window, loft access, spot lighting, 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 One

13' 8" into bay x 10' 8" max (4.17m x 3.25m) Front aspect double glazed window into bay, range of fitted wardrobes, radiator, power points, carpeted flooring.

Bedroom Two

14' 2" x 10' 8" max (4.32m x 3.25m) Rear aspect double glazed window, range of fitted wardrobes, radiator, power points, carpeted flooring.

Bedroom Three

14' 4" x 9' 6" (4.37m x 2.90m) Two front aspect double glazed windows into 'Oriel' bays, rear aspect double glazed window, range of matching fitted wall units, fitted wardrobe, chest of drawers and desk, picture rail, radiator, power points, carpeted flooring.

Bathroom

7' 8" x 7' 3" (2.34m x 2.21 m) Rear and side aspect frosted double glazed windows, low level W/C, vanity hand wash basin with mixer tap, panel enclosed bath with glass shower screen, wall mounted shower with attachment, extractor fan, fully tiled walls, fitted storage cupboard, spot lighting, wall mounted heated towel rail, wall mounted mirror with glass shelf, tiled flooring.

Outside

Front Garden

Multiple off street parking via own driveway.

Rear Garden

Patio leading to laid lawn, path leading to outbuilding/office and store room, stocked flower beds, security light, outside tap, power points, fence enclosed.

Outbuilding/Office and Store Room

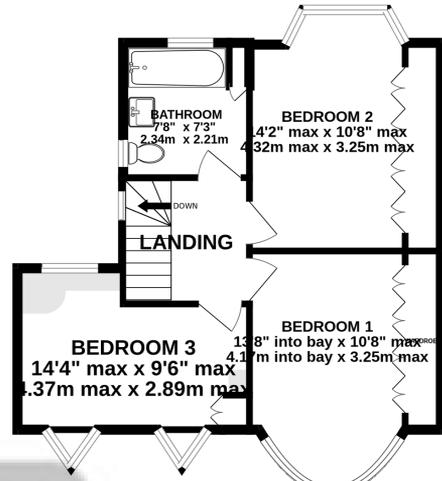
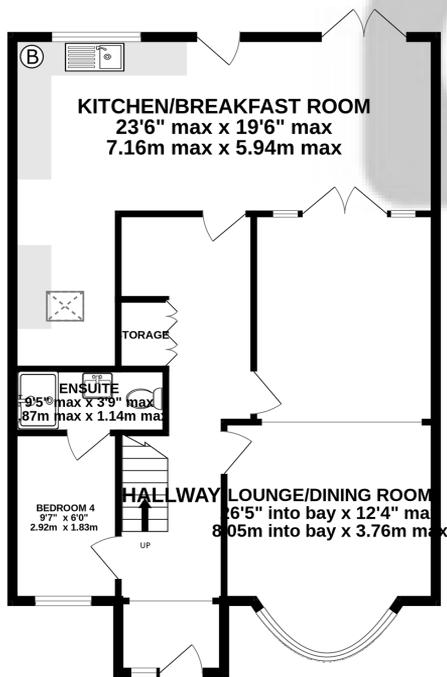
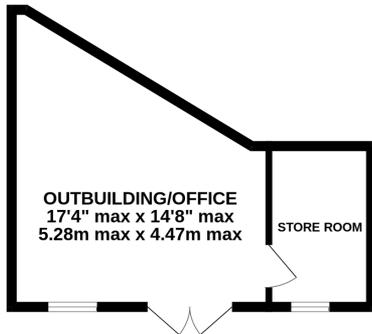
Outbuilding/Office - 17' 4" max x 14' 8" max (5.28m x 4.47m) Front aspect double glazed 'French' doors, spot lighting, power points, TV aerial, CAT 6 Ethernet, wall mounted thermostat, laminate flooring.

Store Room - 9' 5" x 5' 7" (2.87m x 1.70m) Front aspect double glazed window, side aspect door, spot lighting.



GROUND FLOOR
1119 sq.ft. (103.9 sq.m.) approx.

1ST FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1656 sq.ft. (153.8 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 ©2026