



SANDRINGHAM CRESCENT, HARROW

£625,000

**** NO ONWARD CHAIN **** An extended and well maintained four bedroom terrace house conveniently located within easy reach of local shops, schools and transport links. The property briefly comprises entrance lobby, lounge, dining room, extended kitchen/breakfast room with integrated appliances and granite work tops, three bedrooms off first floor landing, family bathroom and master bedroom off second floor landing with en-suite. Further benefits include double glazing, gas central heating, well maintained private rear garden and off street parking via own driveway. Internal viewing is highly recommended.

- FOUR BEDROOM TERRACE HOUSE
- EXTENDED & WELL MAINTAINED
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- TWO BATHROOMS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- OFF STREET PARKING AND PRIVATE REAR GARDEN
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- NO ONWARD CHAIN DELAYS

Ground Floor

Lobby

Entrance into lobby via front aspect frosted double glazed door, front and side aspect frosted double glazed windows, laminate flooring.

Lounge

16' 7" max x 13' 5" max (5.05m x 4.09m) Front aspect double glazed window into bay, radiator with fitted radiator cover, power points, TV aerial, phone point, under stairs storage housing meters, stairs to first floor landing, laminate flooring.

Dining Room

11' 10" x 10' 5" (3.61m x 3.17m) Open plan to kitchen/breakfast room, radiator, power points, laminate flooring.

Kitchen/Breakfast Room

L-Shaped 19' 8" max x 16' 9" max (5.99m x 5.11m) Open plan to dining room, Rear aspect double glazed French doors to garden, rear and side aspect double glazed windows, 'Velux' window, range of wall and base level units with Granite work tops and undercounter lighting, breakfast bar with granite work tops and integrated wine chiller, integrated single sink with drainer, pull out spray mixer tap, space for range cooker with overhead extractor fan, space for American fridge/freezer, integrated dishwasher, cupboard enclosed washing machine and dryer, cupboard enclosed wall mounted 'Worcester' boiler, metropolitan style part tiled walls, power points, laminate flooring.

First Floor

Landing

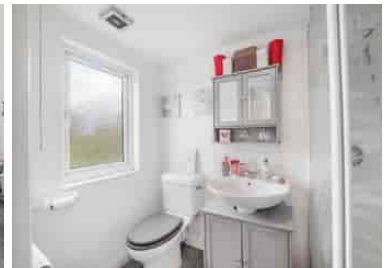
Carpeted flooring, stairs to second floor.

Bedroom One

12' 6" into bay x 10' 4" max (3.81m x 3.15m) Front aspect double glazed window into bay, radiator, power points, carpeted flooring.

Bedroom Two

11' 10" x 10' 4" (3.61m x 3.15m) Rear aspect double glazed window, range of fitted wardrobes, radiator, 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 Three

7' 3" x 6' 2" (2.21m x 1.88m) Front aspect double glazed window, radiator, power points, carpeted flooring.

Bathroom

7' 3" x 6' 2" (2.21m x 1.88m) Rear aspect frosted double glazed window, low level W/C, vanity hand wash basin, corner shower with glass shower doors, fully tiled surround, wall mounted shower with attachment, overhead shower head, part tiled walls, heated towel rail, shaving point, tiled flooring.

Second Floor

Landing

Sky Light, carpeted flooring.

Bedroom Four

17' 10" x 12' 10" (5.44m x 3.91m) Two front aspect Velux windows, rear aspect double glazed window, spot lighting, eaves storage, radiator, power points, carpeted flooring.

En-Suite Shower Room

7' 3" x 4' 0" (2.21m x 1.22m) Rear aspect frosted double glazed window, low level W/C, vanity hand wash basin, shower cubicle with glass shower door, fully tiled surround, wall mounted shower with attachment, spot lighting, wall mounted medicine cabinet, extractor fan, radiator, lino flooring.

Outside

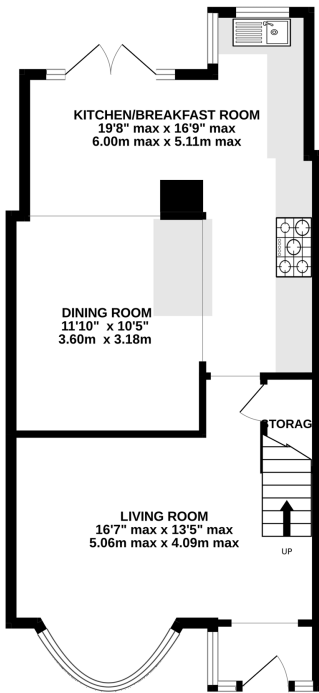
Front Garden

Off street parking via own driveway.

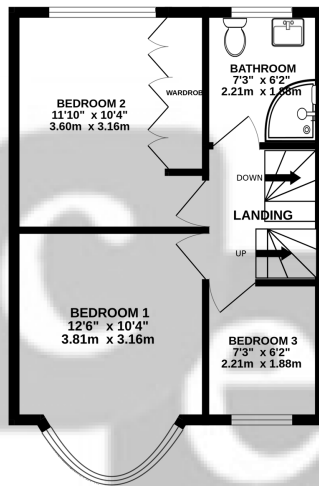
Rear Garden

Raised patio leading down via steps to mainly laid lawn, path either side leading to rear patio area, outside tap, security light, metal storage shed, rear access to service road via wooden gate, fence enclosed.

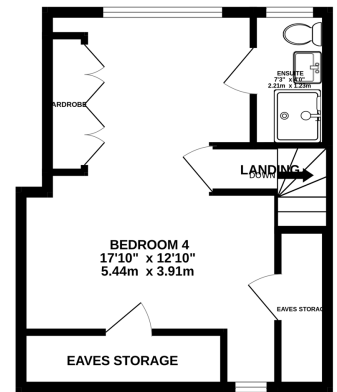
GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



2ND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 1244 sq.ft. (115.5 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.
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