

WINKLEY COURT, EASTCOTE LANE, HARROW

£1,950 pcm

**** AVAILABLE IMMEDIATELY **** A spacious and well maintained two double bedroom middle terrace house conveniently located for shops, schools and transport links with Northolt Park Mainline Station being the closest. The accommodation briefly comprises entrance porch, hallway, spacious kitchen, 16' 7" x 14' living room, conservatory, two double bedrooms and bathroom. Further benefits include double glazing, gas central heating, front garden, easily maintainable private rear garden with gate for rear access, single garage in block with vehicle access and communal off road parking for residents.

- AVAILABLE IMMEDIATELY
- TWO DOUBLE BEDROOMS
- MIDDLE TERRACE HOUSE
- SPACIOUS KITCHEN
- CONSERVATORY
- 16'7" X 14' LIVING ROOM
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- DOUBLE GLAZING & GAS CENTRAL HEATING WITH 'WORCESTER' COMBINATION BOILER
- GARAGE WITH VEHICLE ACCESS
- OFF ROAD PARKING FOR RESIDENTS
- FRONT AND REAR GARDENS

Ground Floor

Porch

Entrance into porch via front aspect frosted door, two front aspect frosted windows, two side aspect frosted windows, cupboard housing meters, parquet flooring.

Hallway

Entrance into hallway via front aspect frosted door, coved ceiling, radiator, power points, phone point, parquet flooring.

Kitchen

10' 4" x 8' 9" (3.15m x 2.67m) Front aspect frosted double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer, space for gas hob, plumbed for washing machine, space for fridge/freezer, part tiled walls, power points, spot lighting. tiled flooring.

Living Room

16' 7" x 14' 0" (5.05m x 4.27m) Rear aspect double glazed window, rear aspect double glazed window, coved ceiling, radiator, power points, TV aerial, parquet flooring.

Conservatory

13' 07" x 9' 6" (4.14m x 2.90m) Rear aspect double glazed French doors to garden, rear and side aspect double glazed windows.

First Floor

Landing

Storage cupboard housing wall mounted 'Worcester' combination boiler, power points, carpeted flooring.

Bedroom One

13' 9" x 13' 2" (4.19m x 4.01m) Rear aspect double glazed window, coved ceiling, range of fitted wardrobes, built in storage cupboard, radiator, power points, carpeted flooring.

Bedroom Two

10' 5" x 9' 8" (3.17m x 2.95m) Front aspect double glazed window, coved ceiling, fitted wardrobe, radiator, power points, carpeted flooring.

Bathroom

7' 5" x 4' 5" (2.26m x 1.35m) Front aspect frosted double glazed window, low level W/C, pedestal hand wash basin, panel enclosed bath with mixer tap and shower attachment, spot lighting, radiator, tiled walls, wall mounted mirror fronted medicine cabinet, tiled flooring.

Outside

Front Garden

Mainly laid lawn, stocked borders, path leading to porch.

Rear Garden

Patio leading to laid lawn, security light, fence enclosed, rear access via wooden gate.

Garage

18' 10" x 8' 2" (5.74m x 2.49m) Single garage in block with up and over door, vehicle access.

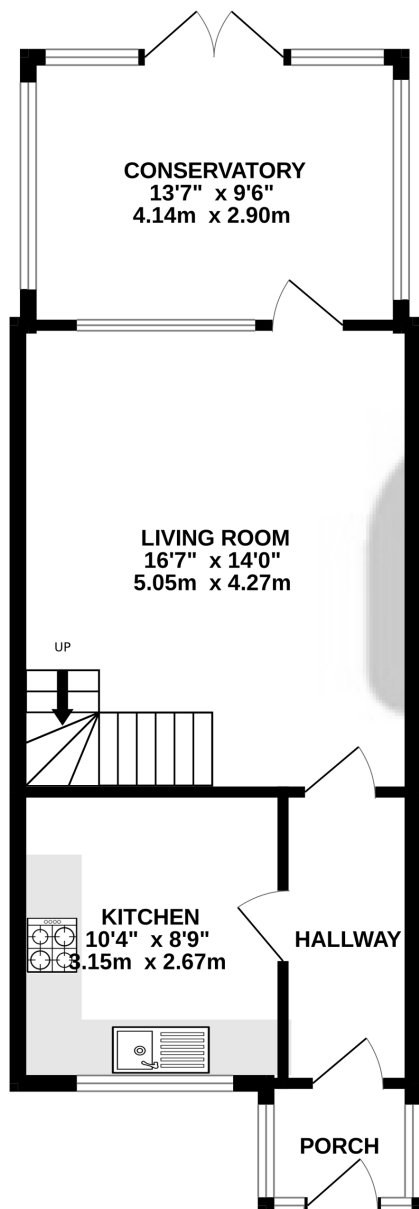
Communal Residents Parking

Communal off road parking for residents.

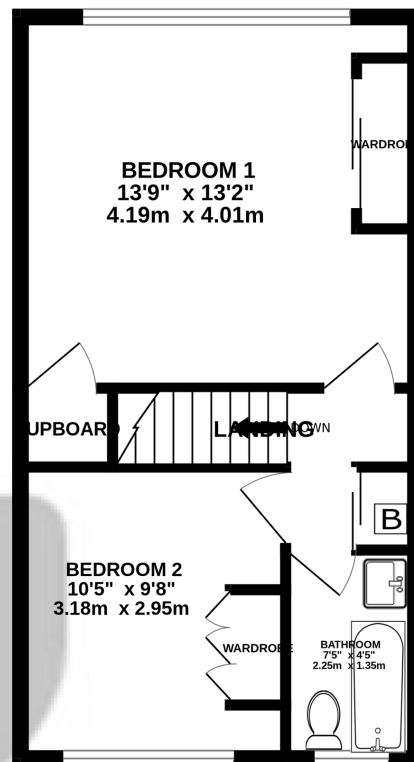


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GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.1 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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