



## FERNBROOK DRIVE, HARROW

### £550,000

**\*\* NO ONWARD CHAIN \*\*** An extended three double bedroom semi detached bungalow situated on a popular residential road within easy reach of both North Harrow Metropolitan Line station and Rayners Lane Metropolitan/Piccadilly Line station. The property briefly comprises entrance hallway, living room overlooking an attractive landscaped private rear garden, kitchen with integrated appliances, two bay fronted double bedrooms to the ground floor, modern shower room and third double bedroom off second floor landing with large walk-in storage. Further benefits include scope for further development subject to planning permission being granted, double glazing, gas central heating with 'Worcester' boiler, off street parking via own driveway and detached garage with side access.

- THREE DOUBLE BEDROOMS
- EXTENDED SEMI DETACHED BUNGALOW
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- KITCHEN WITH INTEGRATED APPLIANCES
- ATTRACTIVE LANDSCAPED REAR GARDEN
- OFF STREET PARKING VIA OWN DRIVEWAY
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- GARAGE
- CONVENIENTLY LOCATED FOR BOTH METROPOLITAN & PICCADILLY LINE STATIONS
- FITTED WARDOBES AND STORAGE THROUGHOUT
- SITUATED WITHIN HARROW GARDEN VILLAGE
- NO ONWARD CHAIN DELAYS

## Ground Floor

### Hallway

Entrance into hallway via front aspect frosted door, coved ceiling, radiator, power points, wall mounted thermostat, carpeted flooring, stairs to first floor landing.

### Living Room

14' 4" x 11' 3" (4.37m x 3.43m) Rear aspect double glazed patio door to garden, coved ceiling, radiator, power points, TV aerial, wall mounted gas fire, carpeted flooring.

### Kitchen

11' 3" x 9' 3" (3.43m x 2.82m) Rear aspect double glazed window, side aspect frosted double glazed door, range of wall and base level units with roll top work surfaces and breakfast bar, integrated gas hob, integrated double oven, single sink with drainer, integrated undercounter fridge, integrated under counter freezer, plumbed for washing machine, part tiled walls, power points, cupboard housing meters, tiled flooring.

### Bedroom One

14' 2" x 9' 4" (4.32m x 2.84m) Front aspect double glazed window into bay, coved ceiling, radiator, power points, range of fitted wardrobes, overhead storage, dressing table and matching bedside units, carpeted flooring.

### Bedroom Two

11' 4" x 10' 2" (3.45m x 3.10m) Front aspect double glazed window into bay, coved ceiling, radiator, power points, carpeted flooring.

## Shower Room

6' 10" x 6' 2" (2.08m x 1.88m) Side aspect frosted double glazed window, low level W/C with infrared automatic toilet flush, vanity hand wash basin with separate mixer taps, bidet, shower cubicle with fully tiled surround and glass shower door, wall mounted shower with attachment, wall mounted medicine cabinet, radiator, tiled walls, wall mounted ' Worcester' boiler.

## Second Floor

### Landing

Carpeted flooring, access to eaves storage.

### Bedroom Three

14' 5" max x 12' 4" max (4.39m x 3.76m) Rear aspect double glazed window, radiator, power points, range of fitted wardrobes, carpeted flooring.

### Walk-In Storage

8' 5" x 4' 3" (2.57m x 1.30m) Access to eaves storage, laminate flooring, power point.

## Outside

### Front Garden

Blocked paved driveway providing off street parking, side access to rear garden and garage via double wooden gates, mature stocked flower beds.

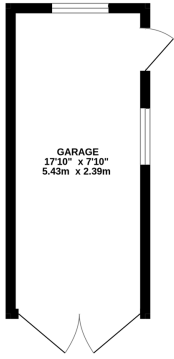
### Rear Garden

Attractive landscaped private rear garden with mature stocked borders, side access to front garden via double wooden gates, patio leading to laid lawn, outside tap, two water butts, wooden shed, fence enclosed.

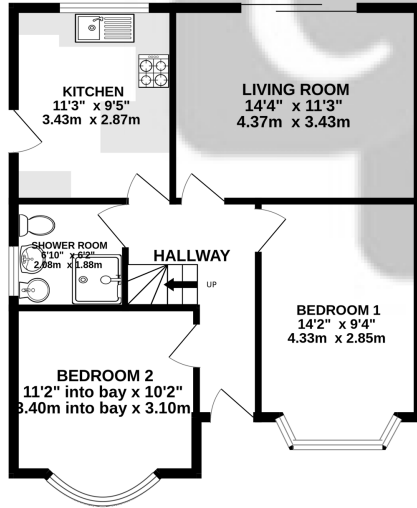
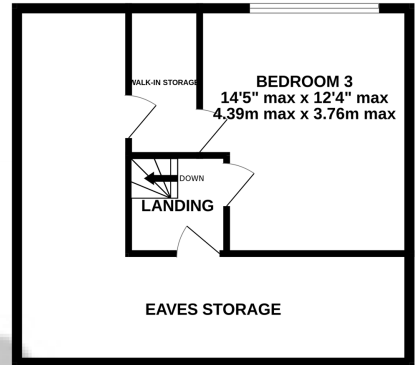


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**GROUND FLOOR**  
755 sq.ft. (70.1 sq.m.) approx.



**1ST FLOOR**  
473 sq.ft. (43.9 sq.m.) approx.



**TOTAL FLOOR AREA : 1228 sq.ft. (114.1 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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