



OXLEAY ROAD, HARROW

£1,800 pcm

**** AVAILABLE IMMEDIATELY **** A spacious and well maintained two bedroom, ground floor garden flat conveniently located within 0.3 miles from Rayners Lane Metropolitan/Piccadilly Line station. Further benefits include double glazing, gas central heating, private rear garden and single garage with rear access via secure gated service road.

- AVAILABLE IMMEDIATELY
- SPACIOUS AND WELL MAINTAINED THROUGHOUT
- TWO BEDROOMS
- GROUND FLOOR FLAT
- PRIVATE REAR GARDEN
- GARAGE WITH REAR ACCESS VIA SECURE GATED SERVICE ROAD
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- CLOSE TO SHOPS AND PUBLIC TRANSPORT

Ground Floor

Lobby

Communal entrance into lobby via front aspect double glazed door, front and side aspect double glazed windows, tiled flooring.

Hallway

Entrance into hallway via front aspect door, coved ceiling, power points, spot lighting, storage cupboard housing meters, laminate flooring.

Living Room

14' 10" x 10' 5" (4.52m x 3.17m) Rear aspect sliding double glazed door to kitchen, coved ceiling, radiator, power points, TV aerial, phone point, laminate flooring.

Kitchen

9' 4" x 6' 8" (2.84m x 2.03m) Rear aspect double glazed door to garden, rear aspect double glazed window, range of wall and base level units with roll top work surfaces, one and a half bowl sink with drainer, integrated gas hob with oven below and overhead extractor fan, plumbed for washing machine, integrated fridge/freezer, wall mounted boiler, part tiled walls, power points, coved ceiling, spot lighting, tiled flooring.

Bedroom One

14' 2" into bay x 10' 3" (4.32m x 3.12m) Front aspect double glazed window into bay, coved ceiling, range of fitted wardrobes, radiator, power points, TV aerial, phone point, laminate flooring.

Bedroom Two

11' 4" x 5' 9" (3.45m x 1.75m) Rear aspect double glazed window, coved ceiling, radiator, power points, phone point, laminate flooring.

Bathroom

8' 6" max x 5' 9" max (2.59m x 1.75m) Low level W/C, vanity hand wash basin, panel enclosed bath with mixer tap and shower attachment, spot lighting, tiled walls, tiled flooring, extractor fan, heated towel rail.

Outside

Front Garden

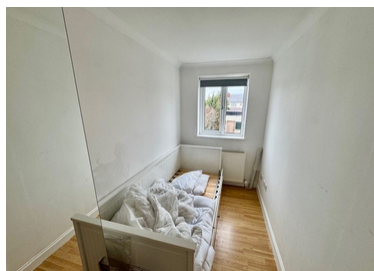
Paved

Rear Garden

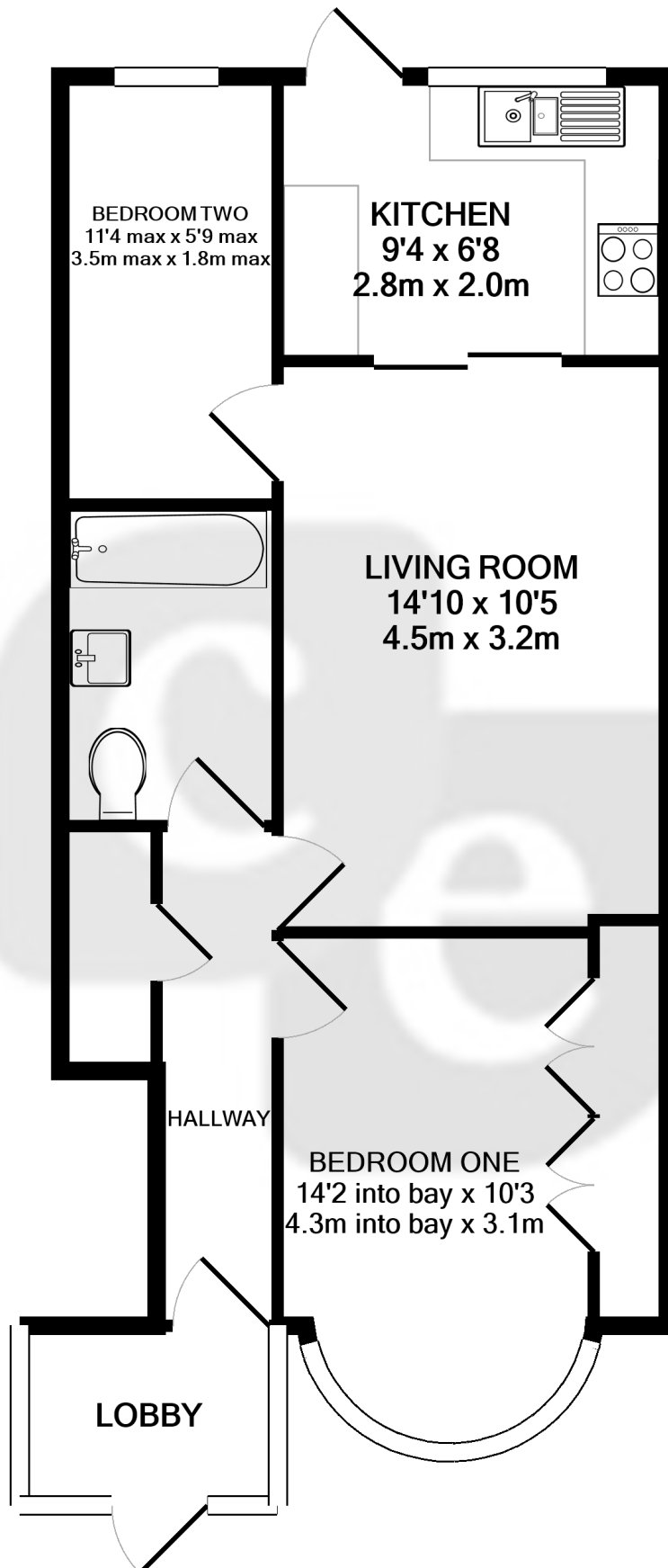
Raised patio leading down to laid lawn, fence enclosed, rear access to service road via wooden gate.

Garage

Single garage with up and over door, rear vehicle access via secure gated service road, front aspect door, front aspect window.



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



TOTAL APPROX. FLOOR AREA 570 SQ.FT. (52.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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