



## DRAKE ROAD, HARROW

£565,000

**\*\* CATCHMENT AREA FOR NEWTON FARM SCHOOL \*\*** A three bedroom, end of terrace Nash built house, backing onto Newton Farm Park and within the catchment area for Newton Farm School. The property offers scope for further development subject to planning permission being granted and briefly comprises entrance hallway, bay fronted lounge, open plan kitchen/dining room, three bedrooms off first floor landing and bathroom. Further benefits include double glazing, gas central heating, off street parking for two cars, private rear garden, and garage with rear access via secure gated service road.

- THREE BEDROOM END OF TERRACE HOUSE
- MODERNISED THROUGHOUT
- OPEN PLAN KITCHEN/DINING ROOM
- CATCHMENT AREA FOR NEWTON FARM SCHOOL
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- TRIPLE GLAZING AND GAS CENTRAL HEATING
- OFF STREET PARKING FOR TWO CARS
- PRIVATE REAR GARDEN WITH REAR ACCESS VIA SECURE GATED SERVICE ROAD
- REAR GARAGE WITH ACCESS VIA SECURE GATED SERVICE ROAD

## Entrance

Entrance into hallway via front aspect frosted double glazed door, front aspect frosted triple glazed window, coved ceiling, radiator, power points, laminate flooring, under stairs storage housing meters, stairs to first floor landing.

## Lounge

12' 5" into bay x 11' 1" (3.78m x 3.38m) Front aspect triple glazed window into bay, coved ceiling, radiator, power points, TV aerial, phone point, laminate flooring.

## Kitchen/Dining Room

16' 9" max x 15' max (5.11m x 4.57m) Rear aspect triple glazed patio door to garden, rear aspect double glazed door to garden, two rear aspect triple glazed windows, coved ceiling, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated gas hob with overhead extractor fan, integrated oven, integrated microwave, space for fridge/freezer, plumbed for washing machine, wall mounted boiler, fitted storage cupboard with internal shelves, integrated drinks cupboard, part tiled walls, power points, two radiators, TV aerial, laminate flooring.

## Landing

Side aspect triple glazed window, loft access, power points, laminate flooring.

## Bedroom One

12' 10" into bay x 10' 4" into wardrobe (3.91m x 3.07m) Front aspect triple glazed window into bay, coved ceiling, radiator, power points, range of mirror fronted fitted wardrobes with internal drawers, TV aerial, phone point, laminate flooring.

## Bedroom Two

11' 10" x 10' 4" into wardrobe (3.61m x 3.15m) Rear aspect triple glazed window, coved ceiling, range of mirror fronted fitted wardrobes with internal drawers, radiator, power points, TV aerial, phone point, laminate 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Bedroom Three

7' 2" x 6' 2" (2.18m x 1.88m) Front aspect triple glazed window, coved ceiling, radiator, power points.

## Bathroom

Rear aspect frosted triple glazed window, low level W/C, vanity hand wash basin, tiled enclosed bath with mixer tap and shower attachment, fully tiled walls, heated towel rail, airing cupboard, tiled flooring.

## Front Garden

Block paved driveway providing off street parking for two cars, side access to rear garden via gate.

## Rear Garden

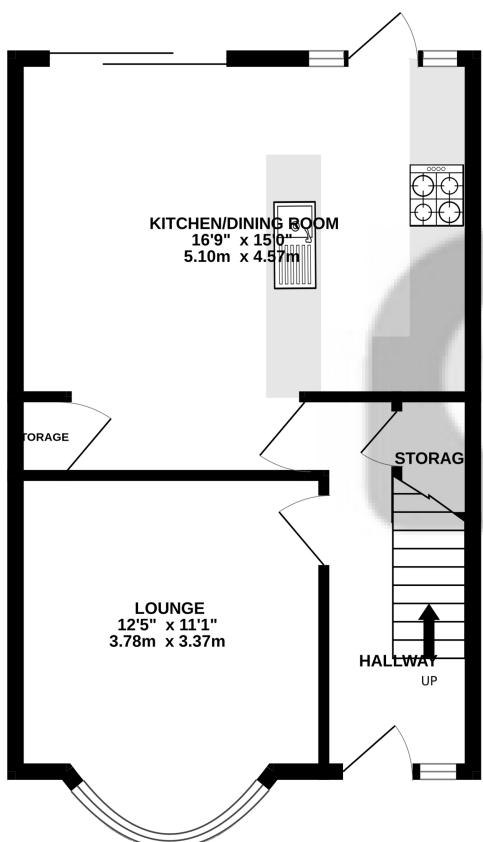
Patio leading to mainly laid lawn, path leading to rear patio area, stocked flower beds, fence enclosed, rear access to service road via wooden gate, side access to front garden via gate.

## Garage

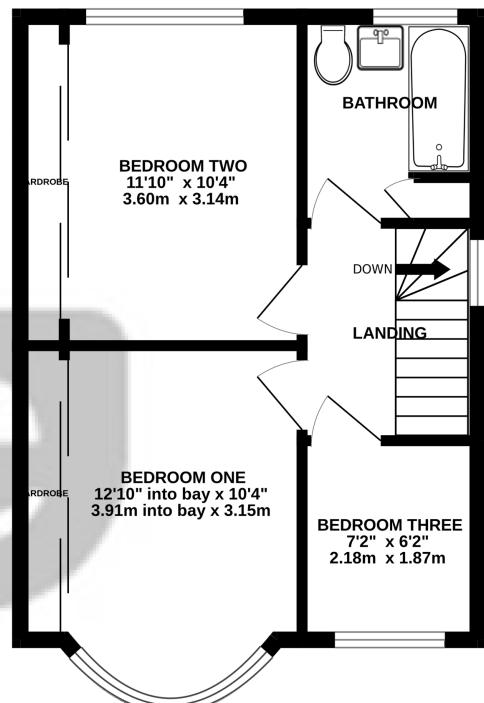
Single garage with rear access via service road, rear aspect double doors, side aspect door, two side aspect windows, power and lighting.



GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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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