



TWYFORD ROAD, HARROW

£575,000

**** EXTENDED **** An extended three bedroom semi detached house conveniently located for shops, schools and transport links. The property offers scope for further development subject to planning permission being granted and briefly comprises entrance hallway with downstairs W/C, open plan living room, extended kitchen/diner, three bedrooms off first floor landing and bathroom. Further benefits include double glazing, gas central heating, well maintained private rear garden, off street parking for two cars, and side access to rear garden via shared driveway.

- THREE BEDROOMS
- EXTENDED SEMI DETACHED HOUSE
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- OPEN PLAN LIVING ROOM
- KITCHEN/DINER
- DOWNSTAIRS W/C
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- OFF STREET PARKING FOR TWO CARS
- WELL MAINTAINED PRIVATE REAR GARDEN

Ground Floor

Hallway

Entrance into hallway via front aspect frosted double glazed door, front aspect frosted double glazed window, spot lighting, radiator, power points, phone point, under stairs storage housing meters, laminate flooring, stairs to first floor landing.

Downstairs W/C

Side aspect frosted window, low level W/C, wall mounted hand wash basin with tiled splash back, extractor fan, wall mounted mirror fronted medicine cabinet, wall mounted 'Potterton' boiler, tiled flooring.

Living Room

24' 7" into bay x 11' 7" max (7.49m x 3.53m) Front aspect double glazed window into bay, feature electric fireplace, two radiators, power points, TV aerial, laminate flooring, two rear aspect windows, sliding doors to kitchen/diner.

Kitchen/Diner

15' 9" max x 14' 5" max (4.80m x 4.39m) Rear aspect double glazed patio door to garden, side and rear aspect double glazed windows, coved ceiling, range of wall and base level units with roll top work surfaces, one and a half bowl sink with drainer, integrated electric hob with overhead extractor fan, integrated oven, space for fridge/freezer, integrated dishwasher, integrated washing machine and dryer, part tiled walls, power points, radiator, tiled flooring.

First Floor

Landing

Side aspect double glazed window, loft access, spot lighting, carpeted flooring.

Bedroom One

13' 11" into bay x 11' 3" (4.24m x 3.43m) Front aspect double glazed window into bay, radiator, power points, carpeted flooring.

Bedroom Two

12' 5" into bay x 11' 3" max (3.78m x 3.43m) Rear aspect double glazed window into bay, range of fitted wardrobes, radiator, power points, carpeted flooring.

Bedroom Three

6' 10" x 6' 2" (2.08m x 1.88m) Front aspect double glazed window, radiator, power points, carpeted flooring.

Bathroom

7' 4" x 6' 10" (2.24m x 2.08m) Two side aspect frosted double glazed windows, low level W/C, panel enclosed bath with mixer tap and shower attachment, shower cubicle with fully tiled surround, wall mounted shower and attachment, pedestal hand wash basin, fully tiled walls, wall mounted heated towel rail, spot lighting, tiled flooring.

Outside

Front Garden

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

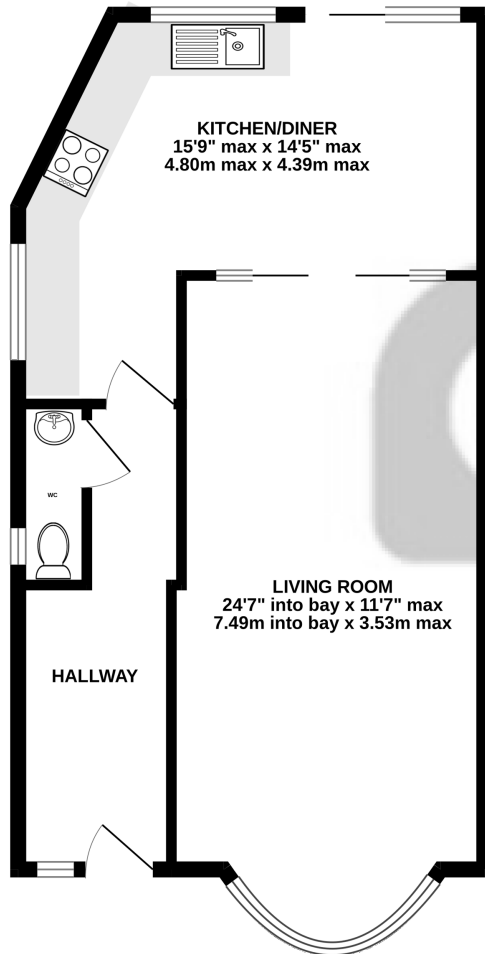
Rear Garden

Patio leading to laid lawn, stocked flower beds, wooden shed, outside tap, fence enclosed, side access to front garden via wooden gate.

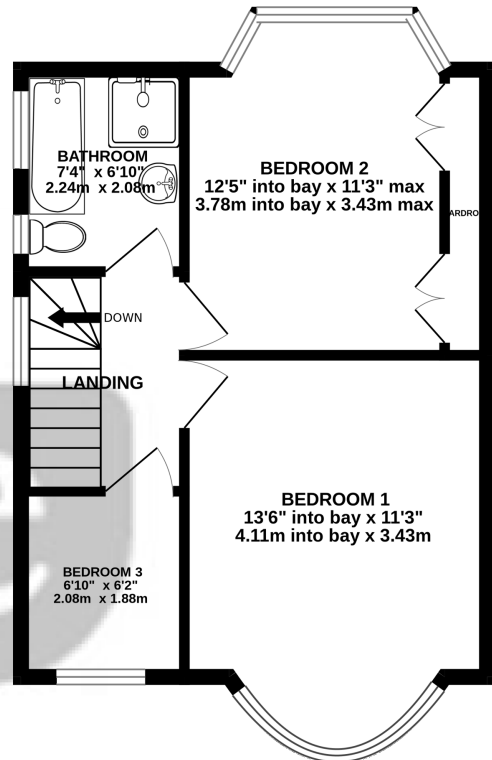


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GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.7 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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