



PARKSIDE WAY, HARROW

£649,950

**** NO ONWARD CHAIN **** A spacious and well maintained three bedroom semi detached family home situated in North Harrow and conveniently located for shops, schools and transport links. The property briefly comprises entrance hallway with downstairs W/C, open plan lounge/dining room, modern fitted kitchen with bi-folding doors to rear garden and under floor heating, contemporary bathroom suite, gas central heating with Mega-Flow system, landscaped front, side and rear gardens with Indian sand stone patio and off street parking.

- THREE BEDROOMS
- SEMI DETACHED HOUSE
- OPEN PLAN LOUNGE/ DINING ROOM
- MODERN FITTED KITCHEN
- DOWNSTAIRS W/C
- OFF STREET PARKING
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- WELL MAINTAINED THROUGHOUT
- CONVENIENT FOR SCHOOLS, SHOPS AND TRANSPORT LINKS
- NO ONWARD CHAIN

Ground Floor

Hallway

Entrance into hallway via side aspect frosted double glazed door, rear aspect double glazed window, radiator, wooden flooring, spot lighting, large storage cupboard, under stairs storage housing meters, stairs to first floor landing.

Downstairs W/C

Side aspect frosted double glazed window, low level W/C, wall mounted vanity hand wash basin, spot lighting, radiator, tiled flooring, wall mounted medicine cabinet, extractor fan.

Open Plan Lounge/Dining Room

20' 8" into bay x 19' 4" max (6.30m x 5.89m) Front aspect double glazed window into bay, front aspect double glazed window, side aspect double glazed window, spot lighting, radiator, power points, phone point, TV aerial, wooden flooring.

Kitchen

12' 10" x 11' 7" (3.91m x 3.53m) Rear aspect double glazed bi-folding doors to rear garden, side aspect double glazed window, range of wall and base level units with roll top work surfaces, integrated oven, integrate microwave, integrated electric hob with overhead extractor fan, one and a half bowl sink with drainer, coloured splash backs, integrated fridge/freezer, integrated washing machine, integrated dishwasher, spot lighting, power points, tiled flooring

First Floor

Landing

Rear aspect double glazed window, radiator, power points, spot lighting, carpeted flooring.

Bedroom One

12' 8" into bay x 11' 3" (3.86m x 3.43m) Front aspect double glazed window into bay, fitted wardrobe, loft access, power points, carpeted flooring.

Bedroom Two

13' 3" into wardrobe x 9' 10" max (4.04m x 3.00m) Front and side aspect double glazed windows, range of fitted wardrobes, radiator, power points, TV aerial, carpeted flooring.

Bedroom Three

9' 3" x 8' 7" (2.82m x 2.62m) Rear aspect double glazed window, radiator, power points, carpeted flooring.

Bathroom

7' 5" x 6' 9" (2.26m x 2.06m) Low level W/C, vanity hand wash basin, shower cubicle with glass shower screen, wall mounted shower with attachment, overhead shower, fully tiled walls, spot lighting, wall mounted heated towel rail, built in storage cupboard, extractor fan, tiled flooring.

Outside

Front Garden

Path leading to entrance, laid lawn, stocked flower bed, wall enclosed, side access to rear garden via wooden gate.

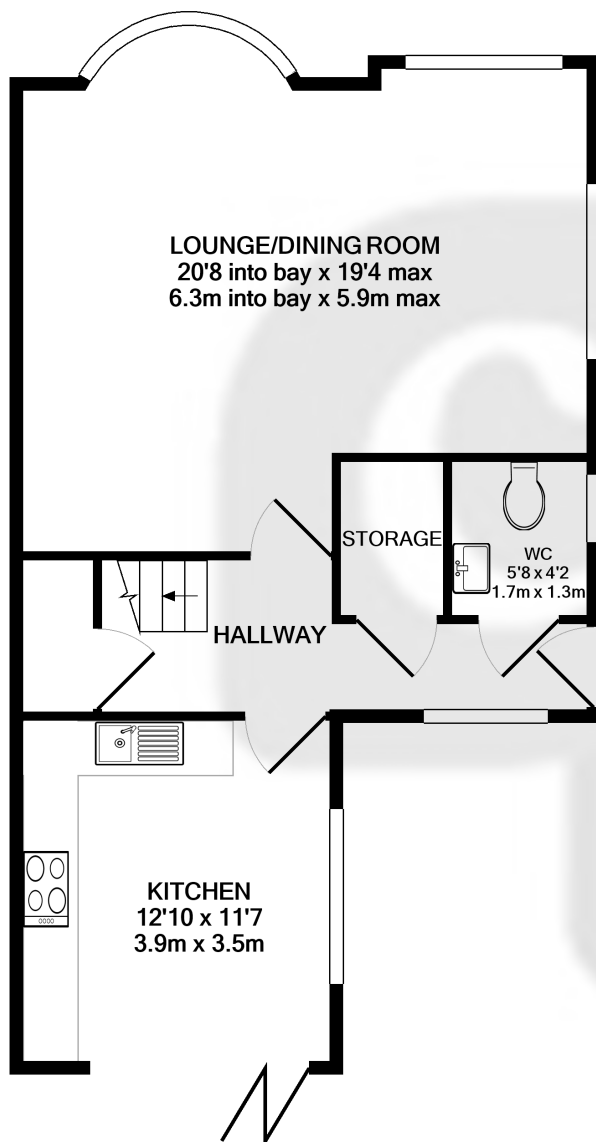
Rear Garden

Indian sand stone patio leading to laid lawn, outside tap, stocked flower bed, power point, rear aspect gate leading driveway providing off street parking for one car, front aspect gate leading to front garden, fence and wall enclosed.

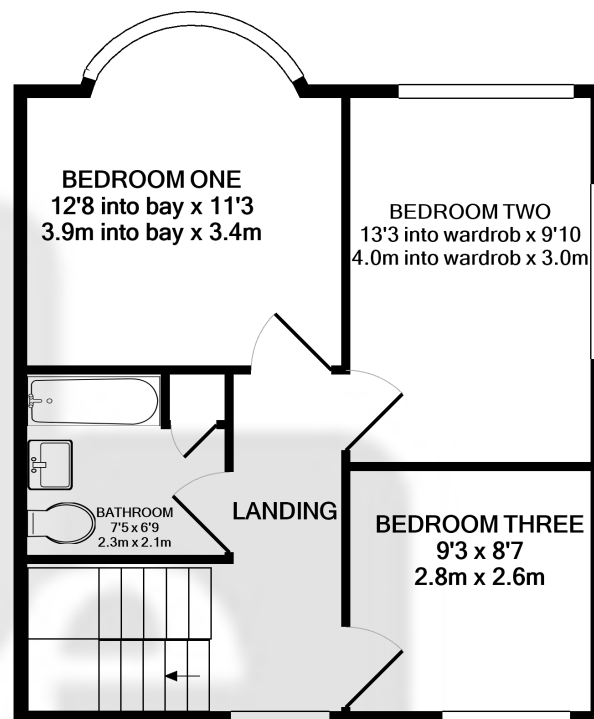
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) A		
(81 to 91) B		85
(69 to 80) C		



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.



GROUND FLOOR
APPROX. FLOOR
AREA 638 SQ.FT.
(59.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 484 SQ.FT.
(45.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1122 SQ.FT. (104.2 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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