



## SPENCER ROAD, HARROW

£359,000

**\*\* NO ONWARD CHAIN \*\*** A bright and spacious two double bedroom ground floor flat, period converted flat benefiting from no onward chain. The property is conveniently located for the many amenities in Harrow Weald & Wealdstone. Transport links are unrivalled for easy access into London including Harrow & Wealdstone Station (National Rail and Bakerloo lines). The property briefly comprises communal entrance lobby, leading into hallway with storage cupboard, two double bedrooms with fitted wardrobes in the master bedroom, spacious living room, modern fitted kitchen and bathroom. Further benefits include double glazing, gas central heating, storage throughout and private rear garden with side access.

- TWO DOUBLE BEDROOM GROUND FLOOR FLAT
- MODERN FITTED KITCHEN
- SPACIOUS LIVING ROOM
- MASTER BEDROOM WITH FITTED WARDROBES
- WELL MAINTAINED THROUGHOUT
- CONTEMPORARY BATHROOM
- CLOSE TO LOCAL SHOPS AND TRANSPORT LINKS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- LARGE PRIVATE REAR GARDEN WITH SIDE ACCESS

## Ground Floor

### Communal Lobby

Front aspect frosted aspect frosted door.

### Hallway

Front aspect door, under stairs storage housing meters, radiator, wooden flooring.

### Living Room

19' 3" x 11' 10" (5.87m x 3.61m) Side aspect double glazed window into bay, radiator, power points, two storage cupboards, wooden flooring.

### Kitchen

11' 7" x 9' 8" (3.53m x 2.95m) Rear aspect double glazed window, side aspect double glazed door to garden, range of wall and base level units with wooden work surfaces, tiled up-stands, one and a half bowl sink with drainer, integrated gas hob, integrated oven, integrated microwave, integrated dishwasher, space for fridge/freezer, wall mounted boiler, spot lighting, pantry with plumbing for washing machine, power points, tiled flooring.

### Bedroom One

13' 10" into bay x 9' 4" max (4.22m x 2.84m) Front aspect double glazed window into bay, range of fitted wardrobes, ceiling rose with chandelier, power points, radiator, wooden flooring.

### Bedroom Two

11' 5" x 10' 4" (3.48m x 3.15m) Rear aspect double glazed window, coved ceiling, radiator, power points, wooden flooring.

## Bathroom

7' 5" x 5' 5" (2.26m x 1.65m) Front aspect frosted double glazed window, low level W/C, pedestal hand wash basin, panel enclosed bath with glass shower screen and mixer tap, wall mounted shower with attachment, fully tiled walls, wall mounted medicine cabinet, wall mounted storage cupboard, radiator, extractor fan, tiled flooring.

## Outside

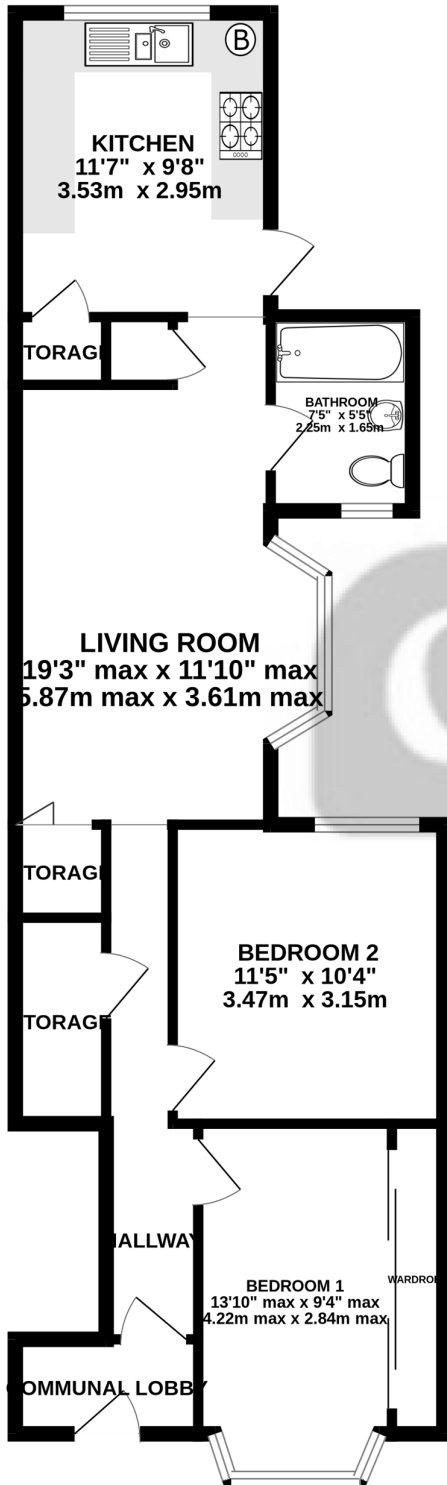
### Rear Garden

Approx. 64' 0" (19.51m) Block paved patio leading to front via side aspect gate, steps leading up to mainly laid lawn, wooden shed, stocked borders, power points, security lighting.



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  
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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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