



## THE RIDGEWAY, HARROW

£315,000

**\*\* NO ONWARD CHAIN \*\*** A spacious one bedroom ground floor purpose built maisonette conveniently located close to shopping facilities, sought after schools, North Harrow Metropolitan line station, Rayners Lane Metropolitan/Piccadilly Line station and other transport links. The accommodation briefly comprises entrance hallway with storage cupboard, living room with fitted storage, fitted kitchen with direct access to garden, double bedroom with fitted wardrobes, bathroom and separate W/C. Further benefits include a long unexpired lease, no ground rent or service charge, gas central heating with 'Worcester' combination boiler, double glazing and front and rear gardens. This property is perfect for Buy To Let Investors and First Time Buyers so call us now to arrange a viewing to avoid disappointment!

- ONE BEDROOM GROUND FLOOR MAISONETTE
- NO ONWARD CHAIN DELAYS
- LONG UNEXPIRED LEASE
- NO GROUND RENT OR SERVICE CHARGE
- SPACIOUS LIVING ROOM WITH FITTED STORAGE
- DOUBLE BEDROOM WITH FITTED WARDROBES
- DOUBLE GLAZING & GAS CENTRAL HEATING WITH 'WORCESTER' COMBINATION BOILER
- FRONT AND REAR GARDENS
- CONVENIENTLY LOCATED FOR BOTH METROPOLITAN & PICCADILLY LINE STATIONS

## Ground Floor

### Hallway

Entrance into hallway via front aspect frosted double glazed door, picture rail, radiator, power points, phone point, storage cupboard housing gas and electric meters, carpeted flooring.

### Living Room

14' 4" x 12' 5" (4.37m x 3.78m) Front aspect double glazed window, coved ceiling, feature fireplace, TV aerial, power points, dado rail, fitted shelves with storage below, carpeted flooring.

### Bedroom

12' 6" max x 11' 2" max (3.81m x 3.40m) Rear aspect double glazed window, range of fitted wardrobes, radiator, power points, picture rail, carpeted flooring.

### Kitchen

10' 5" max x 9' 5" max (3.17m x 2.87m) Rear aspect double glazed window, side aspect frosted double glazed door leading to garden, range of wall and base level units with roll top work surfaces, single sink with drainer, space for gas cooker, space for fridge/freezer, plumbed for washing machine, plumbed for counter dishwasher, part tiled walls, power points, cupboard housing wall mounted 'Worcester' boiler, coved ceiling, tiled flooring.

### Bathroom

5' 6" x 5' 4" (1.68m x 1.63m) Side aspect frosted double glazed window, wall mounted hand wash basin, panel enclosed bath with separate taps, wall mounted electric shower with attachment, part tiled walls, radiator, carpeted flooring.

### Separate W/C

Side aspect frosted double glazed window, low level W/C, radiator, carpeted flooring.

## Outside

### Front Garden

Laid lawn, stocked flower beds, path leading to front entrance via gate, side access to rear garden via wooden gate.

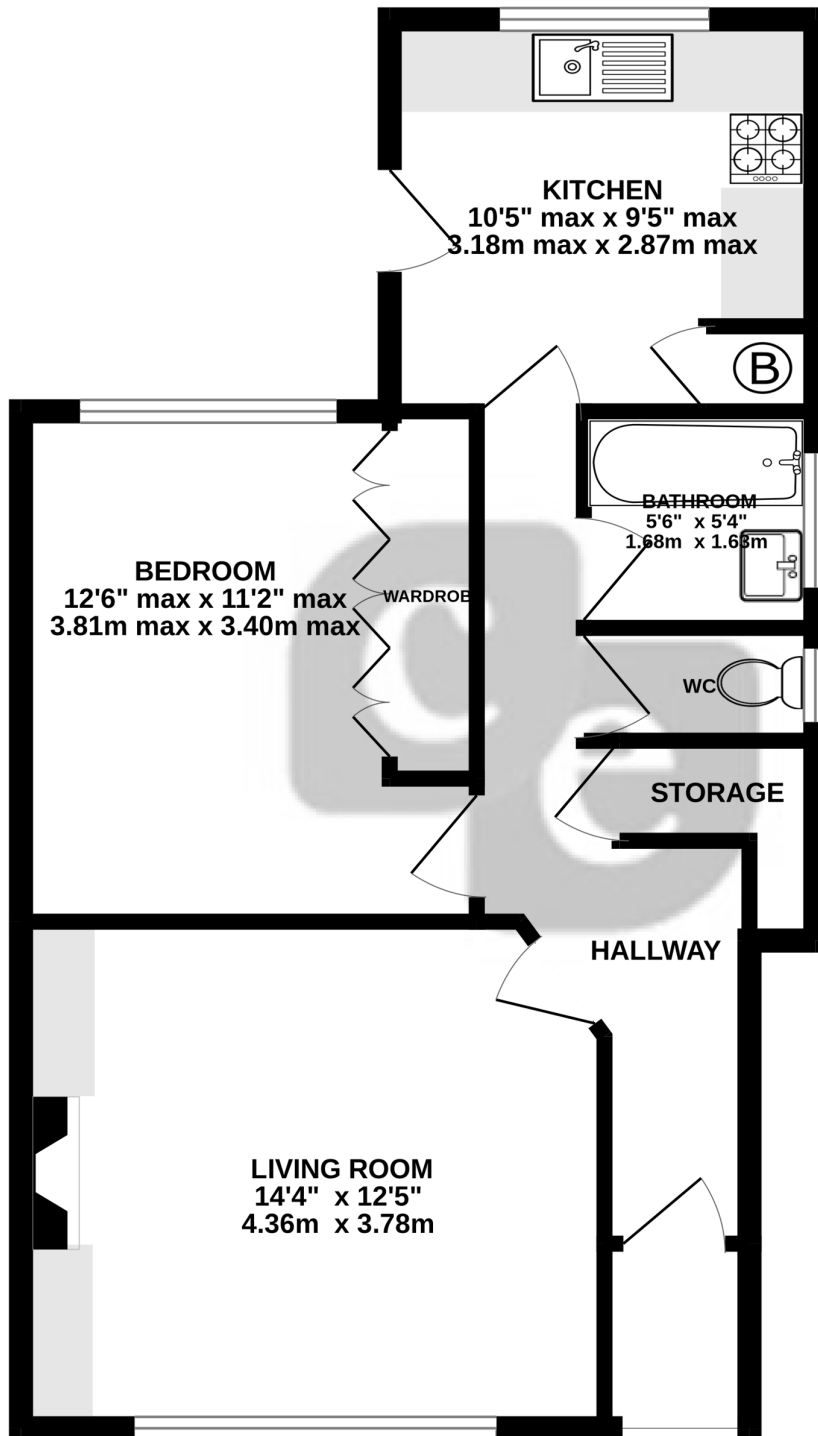
### Rear Garden

Patio leading to laid lawn, mature stocked borders, two wooden sheds, outside tap, side access to front garden via wooden gate.



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

GROUND FLOOR  
561 sq.ft. (52.2 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.2 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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