



## YEADING AVENUE, HARROW

£2,400 pcm

**\*\* AVAILABLE IMMEDIATELY \*\*** A spacious and well maintained three bedroom end of terrace house conveniently located for shops, schools and transport links. The property briefly comprises entrance hallway, lounge, dining room, modern fitted kitchen with granite work surfaces and Porcelain tiled flooring, three bedrooms off landing and contemporary bathroom suite. Further benefits include double glazing, gas central heating, off street parking, private rear garden and double garage with rear access via service road.

- THREE BEDROOMS
- END OF TERRACE HOUSE
- SPACIOUS & WELL PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- DOUBLE GARAGE WITH REAR ACCESS VIA SERVICE ROAD
- OFF STREET PARKING
- AVAILABLE IMMEDIATELY

## Ground Floor

### Hallway

Entrance into hallway via front aspect frosted door, front aspect frosted double glazed window, coved ceiling, spot lighting, radiator, power points, under stairs storage housing meters, Oak flooring, Oak staircase leading to landing with lighting.

### Lounge

18' 6" into bay x 12' 4" max (5.64m x 3.76m) Front aspect double glazed window into bay, rear aspect double glazed French doors to kitchen/diner, coved ceiling, spot lighting, three radiators, power points, TV aerial, two phone points, Oak flooring, radiators, power points, TV aerial, two phone points, Oak flooring.

### Dining Room

12' 0" x 10' 6" (3.66m x 3.20m) (Open plan to kitchen) Rear aspect double glazed French doors to garden with integrated blinds, two rear aspect double glazed windows, coved ceiling, spot lighting, power points, Porcelain tiled flooring, phone point.

### Kitchen

11' 9" max x 7' (3.58m x 2.13m) (Open plan to dining room) Rear aspect double glazed window, range of wall and base level units with Granite work tops, integrated double bowl sink with Granite drainer, integrated 'Smeg' electric hob with oven below and overhead extractor fan, integrated fridge/freezer, integrated 'AEG' dishwasher, plumbed for washing machine, space for dryer, Porcelain tiled flooring, part tiled walls, wall mounted heated towel rail, wall mounted cupboard enclosed boiler, coved ceiling, spot lighting, power points.

## First Floor

### Landing

Side aspect double glazed window, spot lighting, coved ceiling, loft access, power points, Oak flooring.

### Bedroom One

14' 5" into bay x 12' into wardrobe (4.39m x 3.66m) Front aspect double glazed window into bay, spot lighting, coved ceiling, range of fitted wardrobes,, radiator, power points, phone point, laminate flooring.

### Bedroom Two

15' 1" x 12' into wardrobe (4.60m x 3.66m) Rear aspect double glazed window, coved ceiling, spot lighting, range of fitted wardrobes, radiator, power points, TV aerial, phone point, laminate flooring.

### Bedroom Three

7' x 6' 6" (2.13m x 1.98m) Front aspect double glazed into oriel bay, coved ceiling, spot lighting, radiator, two phone points, laminate flooring.

### Bathroom

10' 7" x 6' 5" (3.23m x 1.96m) Rear aspect frosted double glazed window, low level W/C, vanity hand wash basin, Porcelain tiled enclosed Jacuzzi bath with mixer tap and shower attachment, bidet, Porcelain tiled shower cubicle with glass shower door, wall mounted shower with overhead shower, spot lighting, coved ceiling, wall mounted heated towel rail, Porcelain tiled flooring, Porcelain tiled walls, wall mounted medicine cabinet with lighting, radiator.



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.

## Outside

### Front Garden

Block paved driveway providing off street parking, stocked border, wall lighting, side access to rear garden via wooden gate.

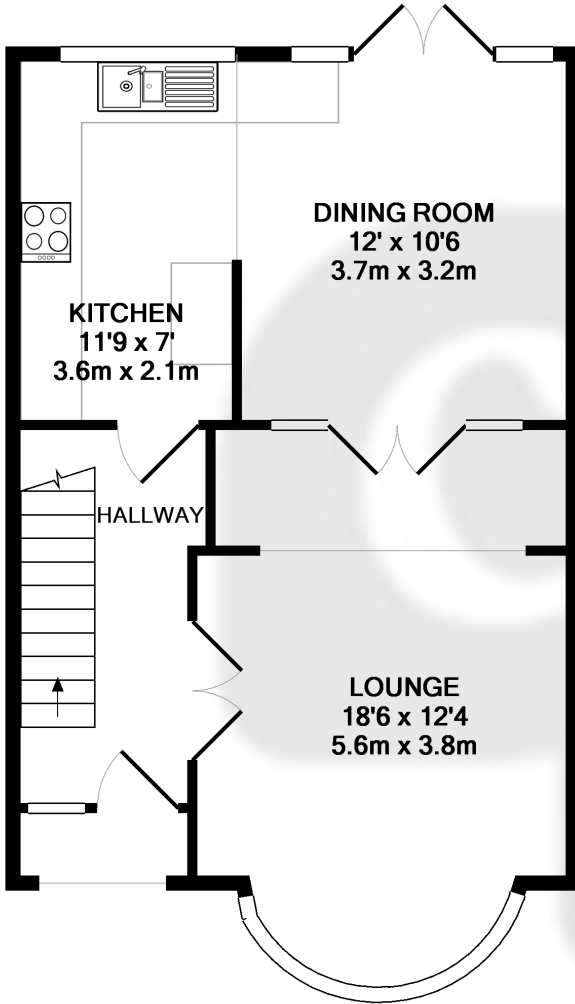
### Rear Garden

Patio leading to laid lawn, mature stocked borders, outside lighting, outside tap, power point, side access to front garden via wooden gate, fence enclosed, access to garage.

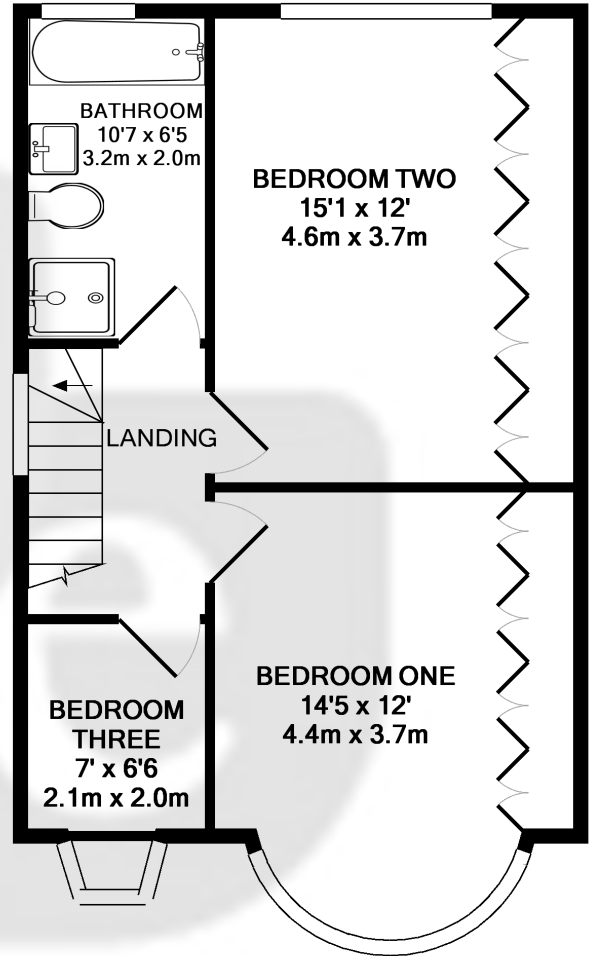
### Double Garage

23' 3" x 21' 8" (7.09m x 6.60m) Double garage with up and over door, rear access via service road, power points, lighting, front aspect window, front aspect door.





GROUND FLOOR  
APPROX. FLOOR  
AREA 511 SQ.FT.  
(47.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 514 SQ.FT.  
(47.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1025 SQ.FT. (95.3 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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