



## EASTCOTE LANE, HARROW

Guide Price £550,000

**\*\* NO ONWARD CHAIN \*\*** An extended three bedroom semi detached house in need of modernisation and offering scope for further development subject to planning permission being granted. The property is conveniently located within 0.3 miles from South Harrow Piccadilly Line station and 0.7 miles from Northolt Park Mainline station. The property briefly comprises entrance hallway, downstairs w/c, extended lounge, dining room, extended kitchen, three bedrooms off first floor landing, bathroom and separate w/c. Further benefits include double glazing, gas central heating, off street parking and a large private rear garden.

- THREE BEDROOMS
- EXTENDED SEMI DETACHED HOUSE
- SCOPE FOR FURTHER DEVELOPMENT SUBJECT TO PLANNING PERMISSION
- OFF STREET PARKING
- TWO RECEPTIONS
- DOWNSTAIRS W/C
- PRIVATE REAR GARDEN
- NO ONWARD CHAIN
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND PICCADILLY LINE STATION

## Ground Floor

### Hallway

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

### Downstairs W/C

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

### Dining Room

14' 5" into bay x 11' 5" (4.39m x 3.48m) Front aspect double glazed window into bay, coved ceiling, TV aerial, radiator, power points, spot lighting, carpeted flooring.

### Lounge

21' 10" max x 11' 5" max (6.65m x 3.48m) Rear aspect double glazed patio door to garden, coved ceiling, two radiators, power points, TV aerial, carpeted flooring.

## Kitchen

17' 10" max x 7' 5" max (5.44m x 2.26m) Rear aspect double glazed window, side aspect frosted door to garden, range of wall and base level units with roll top work surfaces, double bowl sink with drainer, integrated gas hob with overhead extractor fan, integrated double oven, floor mounted boiler, space for fridge/freezer, plumbed for washing machine, part tiled walls, power points, heated towel rail, lino tile effect flooring.

## First Floor

### Landing

Side aspect frosted double glazed window, loft access, power point, carpeted flooring.

### Bedroom One

14' 8" into bay x 11' 4" max (4.47m x 3.45m) Front aspect double glazed window into bay, range of fitted wardrobes, radiator, power points, carpeted flooring.



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.

### **Bedroom Two**

11' 9" x 11' 4" max (3.58m x 3.45m)  
Rear aspect double glazed window, range of fitted wardrobes, radiator, power points, cupboard enclosed hot water tank, carpeted flooring.

### **Bedroom Three**

7' 4" x 6' 4" (2.24m x 1.93m) Front aspect double glazed window, radiator, power points, carpeted flooring.

### **Bathroom**

5' 9" x 4' 10" (1.75m x 1.47m) Rear aspect frosted double glazed window, pedestal hand wash in, Jacuzzi bath with fitted sower surround, wall mounted sower controls with attachment, spot lighting, tiled walls, heated towel rail, medicine cabinet, tiled flooring.

### **Separate W/C**

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

### **Outside**

#### **Front Garden**

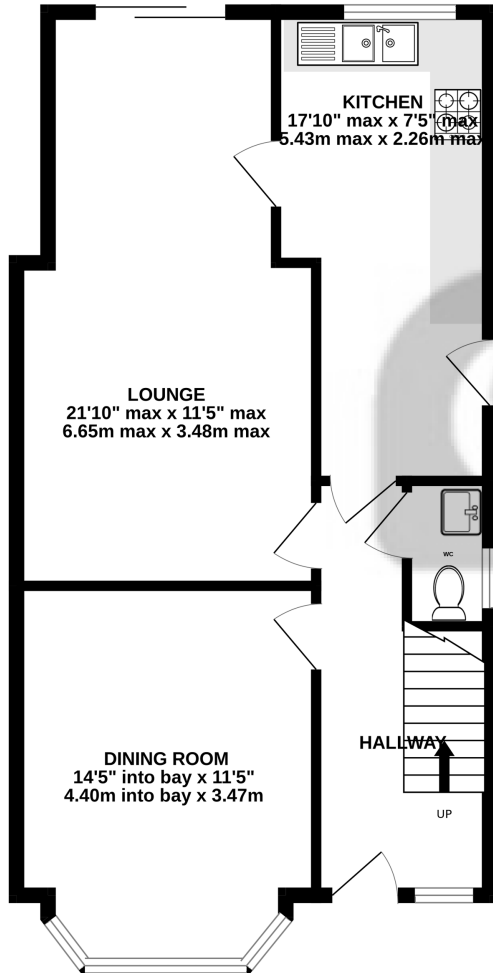
Of street parking via own driveway, side access to rear garden via wooden gate.

#### **Rear Garden**

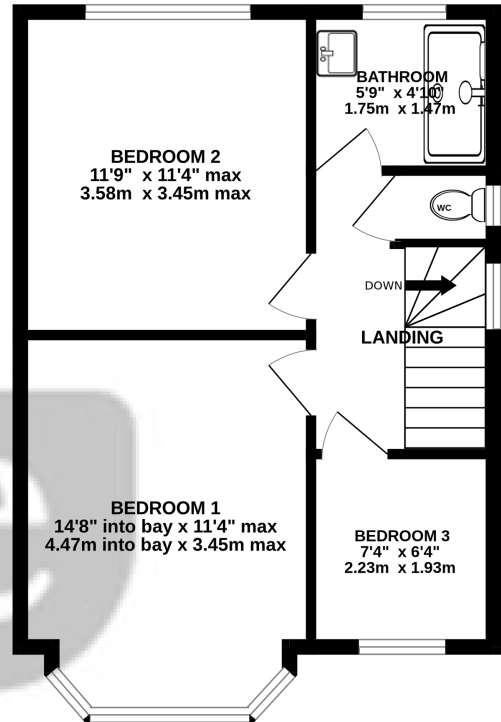
Patio leading to lawn, stocked borders, outside power points, outside tap, fence enclosed, side access to front garden via wooden gate.



**GROUND FLOOR**  
614 sq.ft. (57.0 sq.m.) approx.



**1ST FLOOR**  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1069 sq.ft. (99.3 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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