



FERNBROOK DRIVE, HARROW

£2,450 pcm

A beautifully present and well maintained three bedroom semi-detached house situated in this quiet residential location, convenient for both North Harrow's Metropolitan Line station and Rayners Lane Metropolitan/Piccadilly Line station. The property briefly comprises entrance porch, lounge/dining room, kitchen, utility room, downstairs W/C, three bedrooms off first floor landing and a modern family bathroom with a bathtub and separate shower cubicle. Further benefits include double glazing, gas central heating, block paved driveway, garage via own driveway and an easily maintainable landscaped rear garden.

- THREE BEDROOMS
- SEMI DETACHED
- DOWNSTAIRS W/C
- UTILITY ROOM
- GARAGE VIA OWN DRIVEWAY
- LANDSCAPED PRIVATE REAR GARDEN
- GAS CENTRAL HEATING
- BUILT IN WARDROBES

Porch

Entrance into porch via front aspect frosted double glazed door, front aspect frosted double glazed window, storage cupboard.

Lounge

18' 10" max x 18' 6" into bay (5.74m x 5.64m) Front aspect door leading into lounge, front aspect double glazed window into bay, coved ceiling, three double radiators, TV aerial, phone point, power points, sliding doors leading into dining room, under stairs storage housing fuse box and meters, stairs to first floor landing.

Dining Room

12' 7" x 10' 5" (3.84m x 3.18m) Rear aspect double glazed patio doors to rear garden, coved ceiling, double radiator, power points.

Kitchen

12' 8" x 7' 10" (3.86m x 2.39m) Rear aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer, integrated four hob gas cooker, integrated oven, space for fridge/freezer, tiled walls, lino flooring, power points, phone point.

Downstairs W/C

Low level W/C, corner wall mounted wash bash basin, part tiled walls.

Utility Room

14' 7" x 6' 5" (4.44m x 1.96m) Rear aspect double glazed door to garden, rear aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer, plumbed for washing machine, space for dryer, space for fridge/freezer, wall mounted boiler, storage cupboard, power points, door leading to garage.

Landing

Side aspect frosted double glazed window, coved ceiling, loft access, airing cupboard.

Bedroom One

15' 2" into bay x 10' 8" (4.62m x 3.25m) Front aspect double glazed window into bay, range of fitted wardrobes, double radiator, power points, phone point.

Bedroom Two

12' 5" x 10' 8" (3.78m x 3.25m) Rear aspect double glazed window, coved ceiling, range of fitted wardrobes, double radiators, power points.

Bedroom Three

8' 2" x 7' 9" (2.49m x 2.36m) Front aspect double glazed window, picture rail, double radiator, power points, phone point, fitted wardrobe.

Bathroom

Rear aspect frosted double glazed window, side aspect frosted double glazed window, low level W/C, panel enclosed bath with mixer tap and shower attachment, pedestal hand wash basin, tiled shower cubicle with wall mounted shower, two double radiators, tiled walls.

Front Garden

Block paved driveway providing off street parking, access to garage, mature stocked borders.

Rear Garden

Raised patio area with steps leading down to landscaped garden, mature stocked borders, paved storage area with trellis border, summer house, outside tap, fence enclosed.

Garage

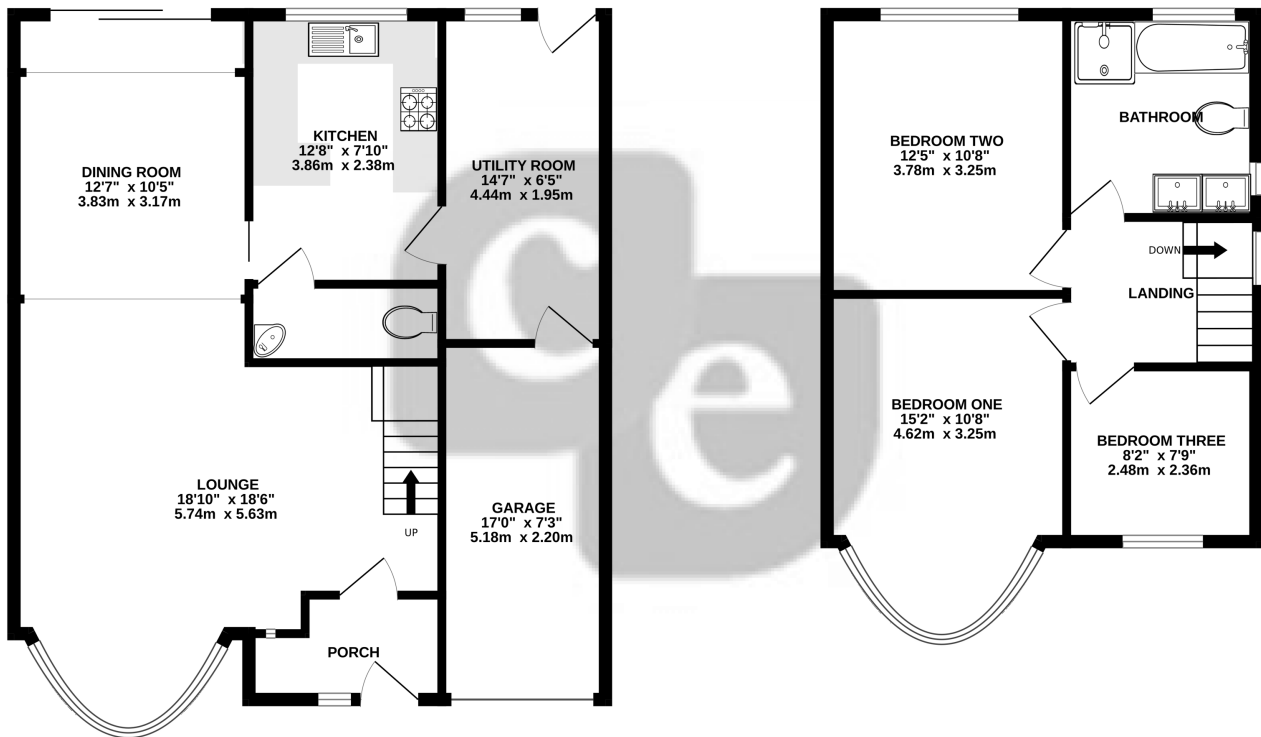
17' x 7' 3" (5.18m x 2.21m) Single garage with up and over door, power points, lighting.



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
792 sq.ft. (73.6 sq.m.) approx.

1ST FLOOR
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1263 sq.ft. (117.3 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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