



Romney Drive, Harrow, HA2 7EG

**Offers In Excess of £625,000
Freehold**

- Three Bedroom Semi Detached House
- Central Heating
- Two Reception Rooms
- Kitchen/Breakfast Room
- Downstairs Shower Room / Utility
- Bathroom Sep WC
- Garage Own Driveway
- Good Sized Rear Garden
- Chain Free Sale
- EPC Rating



Christopher Rawlinson & Co are delighted to bring to the market this Three Bedroom Semi Detached House, situated in a popular residential area, convenient for both Rayners Lane and North Harrow's transport & shopping facilities. Central Heating, Two Reception Rooms, Kitchen/Breakfast Room, Downstairs Shower Room & WC, Three First Floor Bedrooms, Bathroom Sep WC. Good Sized Rear Garden, Garage via Own Driveway. Chain Free Sale.

Covered Entrance

Entrance Hall

13' 5" x 5' 7" (4.09m x 1.70m) Radiator, understairs cupboard.

Front Reception Room

12' 6" x 11' 5" (3.81m x 3.48m) Radiator, brick fireplace, front bay window.

Rear Reception Room

12' 3" x 10' 5" (3.73m x 3.17m) (Used as Bedroom). Radiator, fireplace, door to garden.

Kitchen / Breakfast Room

20' 7" x 9' 5" (6.27m x 2.87m) max. Fitted wall and base units, breakfast bar, sink & drainer, oven & hob, window to rear, tiled floor, door to passage way with rear door to garden, door to Downstairs Shower Room / Utility:

Downstairs Shower Room/WC & Utility

10' 5" x 7' 4" (3.17m x 2.24m) Shower cubicle, wash hand basin, wc, plumbed for washing machine, tiled floor, window.

Stairs to First Floor Landing

Coloured picture side window, fitted carpet.

Bedroom One (Front)

11' 4" x 10' 7" (3.45m x 3.23m) Radiator, fitted wardrobes, bay window to front.

Bedroom Two (Rear)

12' 3" x 10' 7" (3.73m x 3.23m) Radiator, fireplace, window.

Bedroom Three (Front)

8' 0" x 7' 8" (2.44m x 2.34m) Radiator, window.

Tiled Bathroom

7' 8" x 6' 0" (2.34m x 1.83m) Panelled bath with overhead shower, wash hand basin, radiator towel rail, fitted cupboard, frosted window.

Sep WC

5' 0" x 2' 7" (1.52m x 0.79m) WC, walls half tiled, window.

Rear Garden

Good sized rear garden, laid mainly to lawn, with mature shrubs & trees.

Garage via Own Driveway

Garage, own driveway, side entrance to rear garden.

Additional Information

Council Tax Band E, £2794. London Borough of Harrow.

Mobile: EE Vodafone Three 02

Broadband: Basic 6Mbps, Superfast 80Mbps, Ultrafast 1000Mbps

Satellite/Fibre TV Availability: BT Sky Virgin.

DISCLAIMER

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. We have not carried out a survey and the services and appliances have not been tested. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error.