



## WORPLE WAY, HARROW

£850,000

An immaculately presented, four bedroom extended home offering bright, spacious interiors throughout, perfect for the growing family. This property is perfectly positioned for local amenities, schools and excellent transport links with just a 0.3-mile walk to Rayners Lane station (Metropolitan & Piccadilly line) and high street.

- EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE
- SOLID PAINTED OAK KITCHEN WITH INTEGRATED APPLIANCES AND GRANITE WORK TOPS
- BESPOKE 5 PANEL BI-FOLDING DOORS WITH INTEGRATED BLINDS
- UTILITY ROOM
- ELDERLY FRIENDLY DOWNSTAIRS BEDROOM AND EN-SUITE WITH NON SLIP FLOOR TILES
- SOLID WALNUT FLOORING THROUGHOUT GROUND FLOOR
- FAMILY BATHROOM AND SEPARATE W/C WITH UNDERFLOOR HEATING
- OFF STREET PARKING FOR THREE CARS
- NO UPPER CHAIN DELAYS
- LANDSCAPED SOUTH FACING REAR GARDEN WITH IRRIGATION SYSTEM

## Ground Floor

### Hallway

Entrance into hallway via front aspect door, two front aspect frosted double glazed windows, built in mirror fronted shoe storage cupboard with individual storage drawers, spot lighting, radiator, phone point, power points, spot lighting, under stairs storage housing meters, tiled entrance flooring leading to solid Walnut flooring, solid Walnut stairs to first floor landing.

### Downstairs W/C

Low level W/C, wall mounted hand wash basin with 'Grohe' mixer tap, spot lighting, fully tiled walls, tiled flooring.

### Dining Room

16' 0" into bay x 11' 10" (4.88m x 3.61m) Front aspect double glazed window into bay, coved ceiling, radiator with fitted radiator cover, 1930's feature fireplace surround, power points, solid Walnut flooring.

### Living Room

16' 2" x 11' 3" (4.93m x 3.43m) Spot lighting, radiator, power points, TV aerial, solid Walnut flooring.

### Kitchen/Breakfast Room

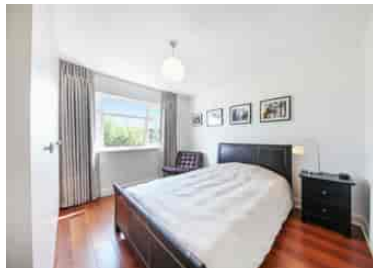
L-Shaped 25' 9" x 8' 8" (7.85m x 2.64m) x 22' 3" x 16' 3" (6.78m x 4.95m) Bespoke five panel Bi-folding doors with integral blinds to garden, rear aspect double glazed window, three 'Velux' double glazed windows with two being remote controlled, range of soft close solid painted Oak wall and base level units, Granite work tops with matching upstands, part tiled Metropolitan style tiled walls, integrated one and a half bowl sink with Granite drainer, integrated 'Siemens' six hob gas cooker with 'Elica' overhead extractor fan, Granite splash back, integrated 'Siemens' double oven, integrated fridge/freezer, integrated 'Bosch' dishwasher, spot lighting, TV aerial, power points, radiator and powerful vertical Italian radiator, solid Walnut flooring.

### Utility Room

11' 7" x 5' 2" (3.53m x 1.57m) 'Velux' double glazed window, 'Main' water pressure cylinder, wall mounted 'Vaillant' combination boiler, wall mounted sink with mixer tap and tiled splash back, plumbed for washing machine, space for dryer, space for fridge/freezer, mirror fronted storage cupboard, radiator, water stop cock, spot lighting, tiled flooring.

### Bedroom Four

13' 8" x 7' 2" (4.17m x 2.18m) Front aspect double glazed window, spot lighting, fitted wardrobe with additional storage above, radiator, power points, solid Walnut 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.

### **En-Suite**

7' 2" x 4' 8" (2.18m x 1.42m) 'Velux' double glazed window, low level W/C, wall mounted hand wash basin with 'Grohe' mixer tap, walk in shower with glass shower screen and recessed shelf, wall mounted shower with attachment, heated towel rail, wall mounted mirror fronted medicine cabinet, fully tiled walls, non-slip tiled flooring.

### **First Floor**

#### **Landing**

'Velux' double glazed window, side aspect frosted double glazed window, loft access, spot lighting, power points, low level fitted storage cupboard, laminate flooring.

#### **Bedroom One**

15' 5" into bay x 11' 5" max (4.70m x 3.48m) Front aspect double glazed window into bay, range of fitted wardrobes, coved ceiling, radiator, power points, laminate flooring.

#### **Bedroom Two**

Rear aspect double glazed window, range of fitted wardrobes, radiator, power points, laminate flooring.

#### **Bedroom Three**

8' 3" x 7' 6" (2.51m x 2.29m) Front aspect double glazed window, picture rail, radiator, power points, fitted wardrobe with matching chest of drawers, laminate flooring.

### **Bathroom**

7' 9" x 6' 1" (2.36m x 1.85m) Rear aspect frosted double glazed window, tile enclosed 'Kaldewei' cast iron bath with 'Hans Grohe' mixer tap and shower attachment, glass shower screen, wall mounted 'Laufen' hand wash basin with 'Hans Grohe' mixer tap, wall mounted mirror fronted medicine cabinet, heated towel rail, wall mounted mirror fronted storage cabinet, spot lighting, extractor fan, Porcelain tiled walls and Porcelain tiled flooring with electric underfloor heating.

#### **Separate W/C**

Side aspect frosted double glazed window, 'Laufen' low level W/C, spot lighting, extractor fan, Porcelain tiled walls and Porcelain tiled flooring with underfloor heating.

### **Outside**

#### **Front Garden**

Block paved driveway providing off street parking for three cars, wall mounted entrance lights, power points.

#### **Rear Garden**

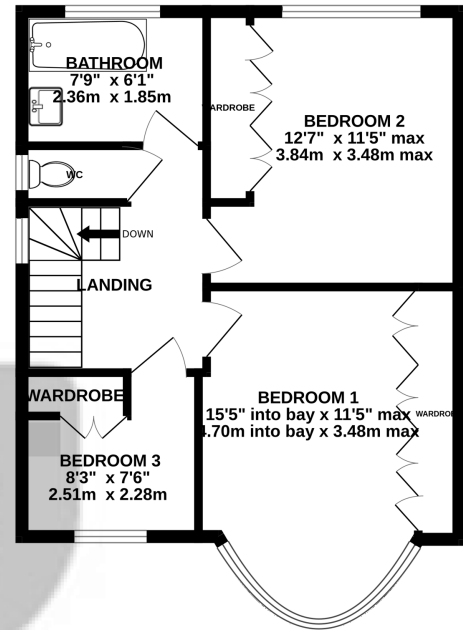
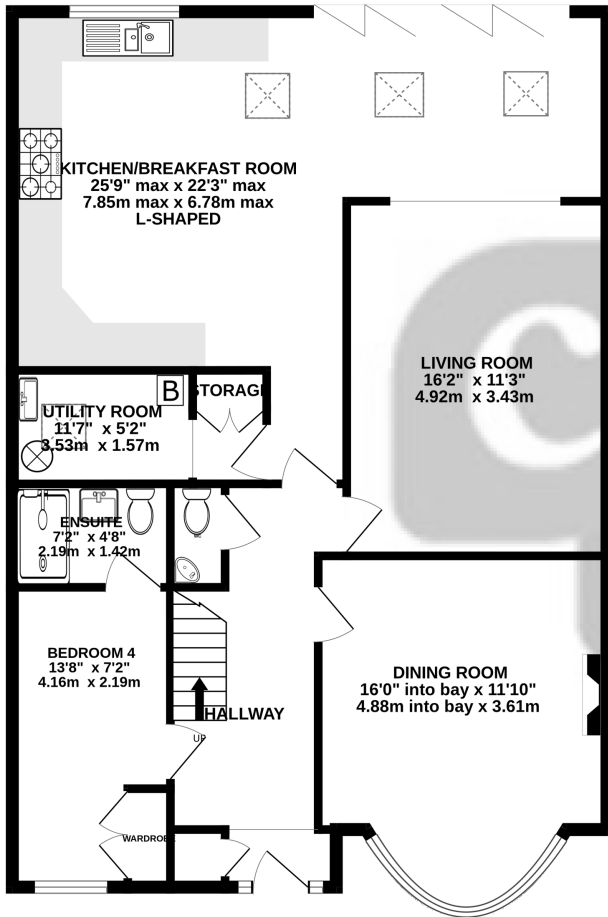
South facing landscaped rear garden, laid lawn, mature stocked borders with a range of interesting flowers, trees and shrubs, path leading to rear gravel area with raised flower beds ideal for enjoying those long summer evenings, irrigation system throughout garden, four outside power points, outside tap, security lighting, fence enclosed.

#### **Workshop**

12' 4" x 8' 9" (3.76m x 2.67m) Brick built workshop with front double glazed aspect French doors, power points, lighting.

GROUND FLOOR  
1067 sq.ft. (99.1 sq.m.) approx.

1ST FLOOR  
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1591 sq.ft. (147.8 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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