




Andrew Pearce
PINNER

ELIOT DRIVE, HARROW, HA2 0UP £530,000



An impressive three bedroom end of terrace house located within one mile of Rayners Lane shopping and transport facilities. The property has undergone a complete programme of refurbishment in recent years and now offers sleek, contemporary interiors, characterised by generous living areas and well proportioned bedrooms.

The property is approached via the private pathway and the entrance hall leads to a bright and spacious living room. The large kitchen / diner is fitted with a range of units and ample counter tops and leads through to an adjoining utility room. The sizeable dining area offers plenty of space and the ground floor layout has been further enhanced with the addition of a fully double glazed conservatory, which overlooks the rear garden.

To the first floor, the landing provides access to all rooms including the rear aspect principal bedroom, fitted with a range of bespoke wardrobes, a second, double bedroom and a larger than average third bedroom, fitted with wardrobe and desk space. Completing the interior layout is the family bathroom, fitted with a white contemporary suite and tiled walls and flooring, which provide the finishing touch.

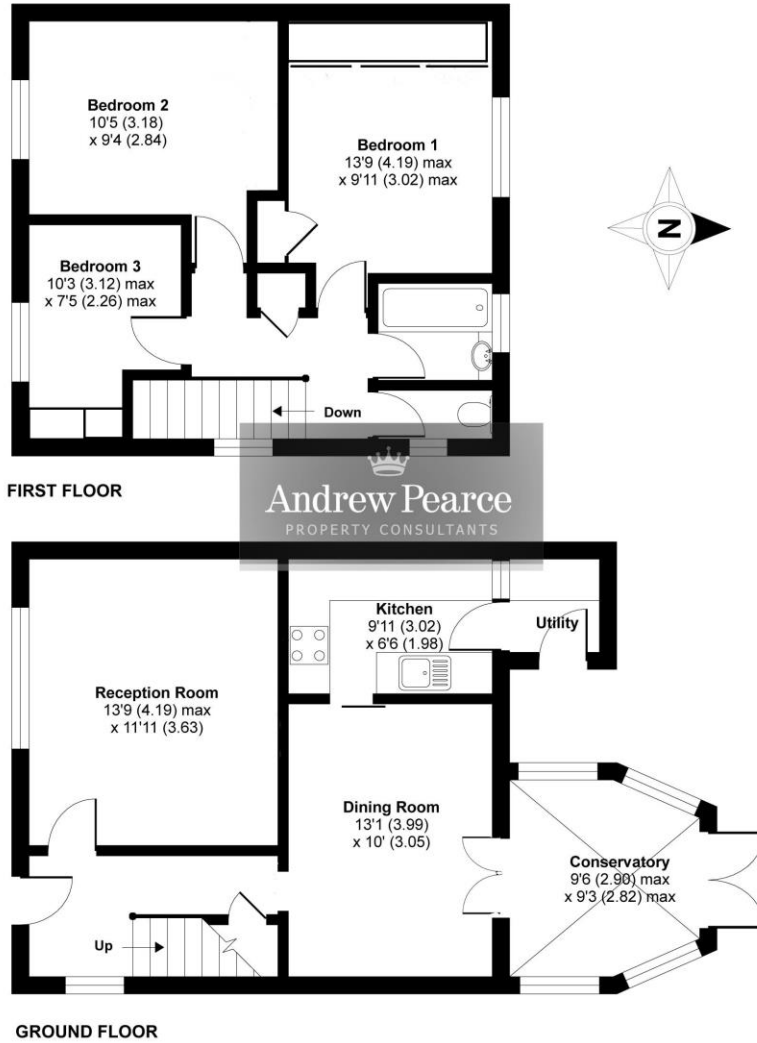
Outside, the private driveway has recently been re-laid with smart brick paving, providing off street parking for up to three cars. The front garden is finished with neat hedge boundaries and a gated side passageway provides access to the rear garden.

To the rear, the garden enjoys a paved patio and a tidy lawned area, with a brick outside store area and a timber shed, all enclosed with fenced boundaries.

The extensive refurbishment undertaken by the present owners includes a complete interior re-fit, a new plumbing / heating system, with a mega flow system providing constant high water pressure, re-wiring and new gas and water mains pipework.

Eliot Drive, Harrow, HA2

APPROX. GROSS INTERNAL FLOOR AREA - 1103 sq ft / 102.4 sq.m
 For identification only - Not to scale



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	84
England, Scotland & Wales		EU Directive 2002/91/EC	



