


Andrew Pearce
PINNER

KINGS ROAD, HARROW, MIDDLESEX, HA2 9JQ

£525,000



A classic, bay fronted three bedroom mid terrace 'Nash' built house occupying a generous plot in a pleasant residential location within the catchment of the outstanding rated Newton Farm School.

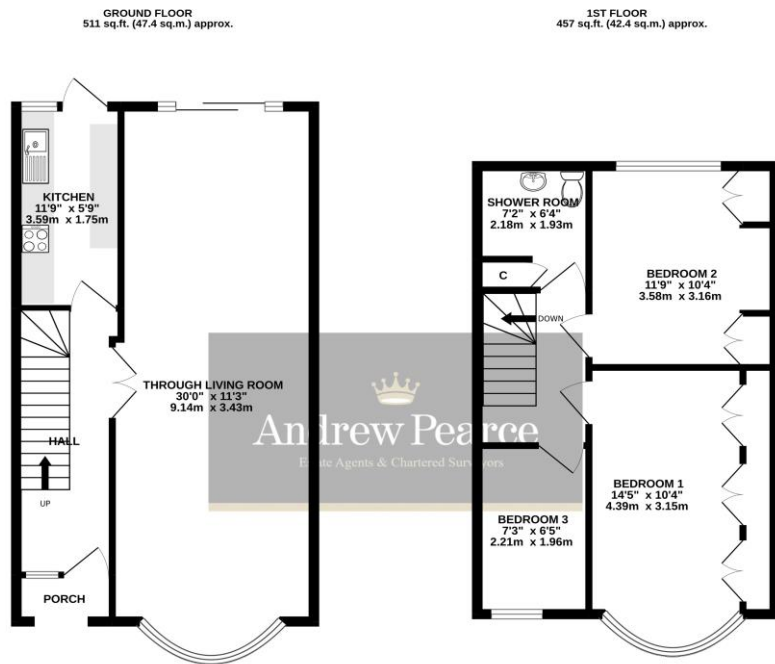
The accommodation comprises: Entrance hallway, leading through to a spacious through living / dining room with a front aspect bay window and patio doors to the rear garden. The chimney breasts have been removed, providing considerably more space. Completing the ground floor layout is the fitted kitchen, featuring an integrated oven, hob and chimney hood extractor.

To the first floor, the landing leads through to two good size double bedrooms, both of which enjoy the benefit of fitted wardrobes, a single third bedroom and a family shower room. Access to the loft is via the hatch on the landing and planning permission is in place to convert the loft into a further bedroom.

Outside, the front garden is mainly paved and is much larger than most of the terraced houses in the locality. There is the potential for off street parking, subject to council approval. To the rear, the plot is also much larger and widens considerably to the far end, providing ample space for an outbuilding. The large plot also provides scope to extend the property to the rear and planning permission has been obtained for a 5 metre single storey addition.

The property occupies a pleasant, leafy position on King Road, within 0.8 miles of Rayners Lane Metropolitan / Piccadilly line station. The outstanding rated Newton Farm Nursery, Infant & Junior School is within a short stroll.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82-100) A		
(69-81) B		
(55-68) C		
(41-54) D		
(29-40) E		
(15-28) F		
(1-14) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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TOTAL FLOOR AREA : 968 sq.ft. (89.9 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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