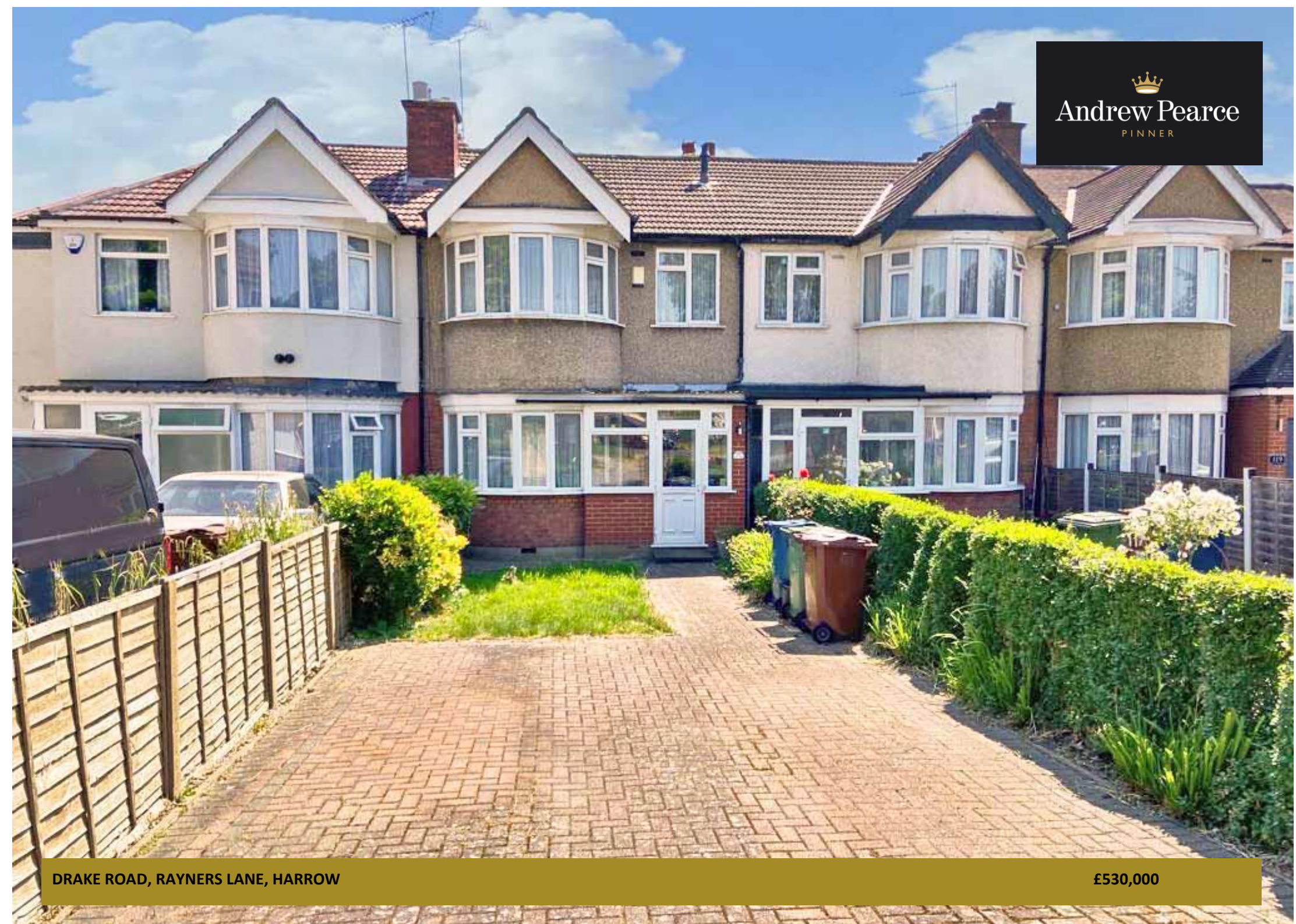




Andrew Pearce
PINNER



DRAKE ROAD, RAYNERS LANE, HARROW

£530,000



A larger style, three bedroom mid terrace house, occupying a prime location with the catchment of the outstanding rated Newton Farm School. Chain free sale.

The property features extended accommodation to the ground floor providing a larger kitchen and the interior layout comprises:

Fully double glazed entrance porch, hallway, leading through to a sizeable through living / dining room with a large front aspect bay window and patio doors to the rear garden. Completing the ground floor is the extended kitchen.

To the first floor, the landing leads through to two large double bedrooms and a single third bedroom. A three piece bathroom completes the interior layout.

The property offers scope to extend further, up to six metres, single storey to the rear and to the loft, which could comfortably accommodate a double bedroom with en-suite, subject to planning approval. Features include double glazing, gas central heating and a re-tiled roof. The property requires general updating and would appeal to those seeking a property in a prime location that can be enhanced and extended to their own specifications.

Outside, the front garden is block paved with a lawned area and measures just over 40 ft in length. The private driveway accommodates parking for three cars. To the rear the south facing garden extends to 60 ft. in length and is lawned with a paved patio. A detached garage is located to the far of the plot with access via the secure, gated service road.

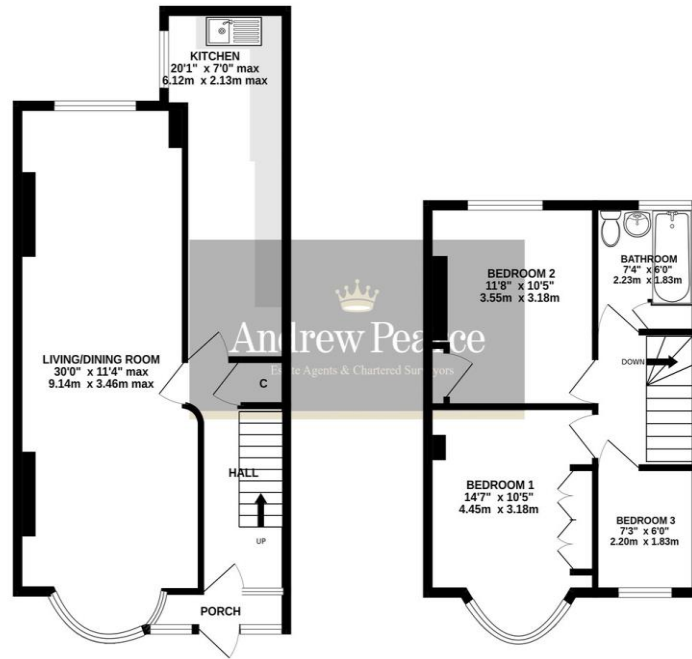
The property is situated within short stroll of the outstanding rated Newton Farm School and Rayners Lane Metropolitan / Piccadilly line station is under 10 minutes walk.

Chain free sale.



GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.

1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 911 sq.ft. (84.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of all details, relations, 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.
Made with Memphis 03/22



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

