



YEADING AVENUE, RAYNERS LANE, HARROW, HA2 9RJ £615,000



A stylish, larger style three bedroom semi detached 'Nash' built family home occupying an elevated position in a prime location backing green open space.

The property has been improved throughout to a high standard and is presented in first class order.

Featuring smart, contemporary interiors, with fresh neutral décor, the accommodation comprises:

Fully enclosed entrance porch, hallway, leading through to a good size sitting room with a front aspect bay window. The chimney breast has been removed in this room, creating more space.

Further off the hallway to the rear is the spacious living / dining room with a feature fireplace surround, twin storage cupboards and a classic, original arched stained glass window providing a pleasing focal point. The property enjoys the benefit of large basement storage area, with access gained via the store cupboard in the living / dining room. The kitchen is to the rear and is extensively fitted with a range of modern units, with integrated appliances and stylish granite counter tops.

To the first floor, the landing leads through to the rear aspect principal bedroom, which is a generous double room with a range of bespoke wardrobes, a second double bedroom with a front aspect bay window, also featuring bespoke wardrobes and a single third bedroom.

Completing the interior layout is the luxury family bathroom, consisting of a high end white suite including a shower bath with glazed screen, vanity sink unit and low level W.C. neatly finished with tiled walls and flooring.

Access to the loft is via the hatch on the landing. The loft would lend itself, ideally, for conversion into a further bedroom with en-suite, subject to planning approval. The property features double glazing and gas central heating with a highly reliable Worcester Bosch combination boiler.

Outside, the private driveway to the front has been re-laid with hard wearing moulded concrete, providing off street parking for two cars. To the rear, the property enjoys an elevated position with picturesque views over green open space. A large timber decked patio provides plenty of entertaining space, with steps down to a large lawned area. There is useful, head height storage space beneath the timber decking and a large detached garage is located to the far end of the plot, with access via the rear service road.



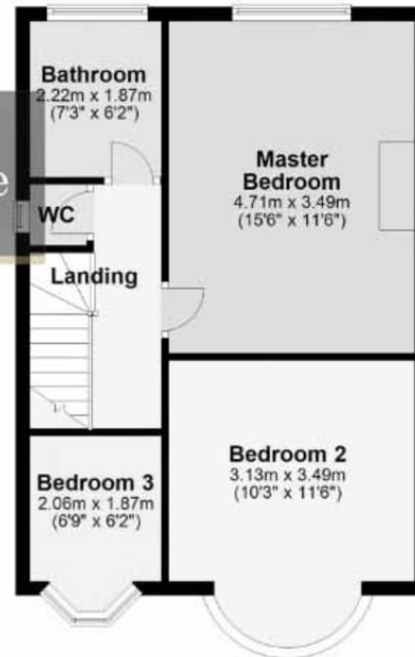
Ground Floor

Approx. 55.6 sq. metres (598.2 sq. feet)



First Floor

Approx. 44.0 sq. metres (474.0 sq. feet)



Total area: approx. 99.6 sq. metres (1072.2 sq. feet)

Andrew Pearce



