


Andrew Pearce
PINNER



LYNTON ROAD, HARROW, HA2 9NJ

£500,000



A three bedroom, two bath / shower room, end of terrace 'Nash' built house, occupying a quiet residential location on a pleasant tree lined road. The property is offered for sale chain free.

The accommodation comprises: Entrance lobby, leading through to a sizeable front aspect living room with a large front aspect bay window and door to the rear aspect dining room with a further door leading out to the rear garden. The kitchen is fitted with a range of wall and base units and completing the ground floor is a three-piece bathroom.

To the first floor, the landing leads through to two double bedrooms and a single third bedroom. A shower room 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, both subject to planning approval.

The property requires general updating and would appeal to those seeking a property that can be enhanced and extended to their own specifications.

Outside, the private driveway to the front provides off street parking for two cars. A gated side access leads through to the rear. The west facing rear garden extends to 70ft. in length and is laid to lawn with a patio area, timber shed, storage unit and fenced boundaries. There is rear access to the garden via the secure gated service road.

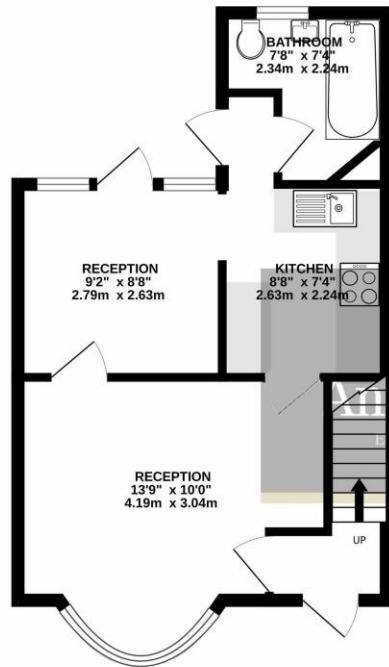
The property is situated within walking distance of Roxbourne first and middle School and is within 15 minutes walk of Rayners Lane Metropolitan/ Piccadilly line station.

Chain free sale.

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.** **Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****



GROUND FLOOR
377 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



Andrew Pearce
Estate Agents & Chartered Surveyors

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TOTAL FLOOR AREA : 754 sq.ft. (70.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		811B
69-80	C		
55-68	D	561U	
39-54	E		
21-38	F		
1-20	G		



