




Andrew Pearce
PINNER

LULWORTH CLOSE, HARROW, MIDDLESEX, HA2 9NR £595,000



A stylish three bedroom, two bath/ shower room mid terrace family home, featuring extended accommodation, which provides a larger kitchen and downstairs shower room. The property occupies a pleasant location in a quiet cul-de sac and is within the catchment of the outstanding rated Newton Farm School.

Presented in good order throughout, the accommodation comprises: Fully double glazed entrance porch, hallway with understairs storage, leading through to a spacious through living / dining room with a front aspect bay window. The impressive kitchen / family room is open plan to the dining area and features underfloor heating and an extensive range of contemporary units with integrated appliances and a central island breakfast bar. Directly off the kitchen is the utility room and patio doors lead out to the rear garden. Completing the ground floor is a modern shower room / W.C. finished with tiled walls and flooring.

To the first floor, the landing leads through to all rooms including the principal bedroom with a front aspect bay window and fitted wardrobes, a second double bedroom, also with fitted wardrobes and a single third bedroom. A modern family bathroom with tiled walls and flooring completes the overall layout.

Access to the loft is via the hatch on the landing and the sizeable area would lend itself, ideally for conversion to an additional double bedroom with ensuite.

The property also features full double glazing, gas central heating and a Ring door bell with security cameras to the front and rear.

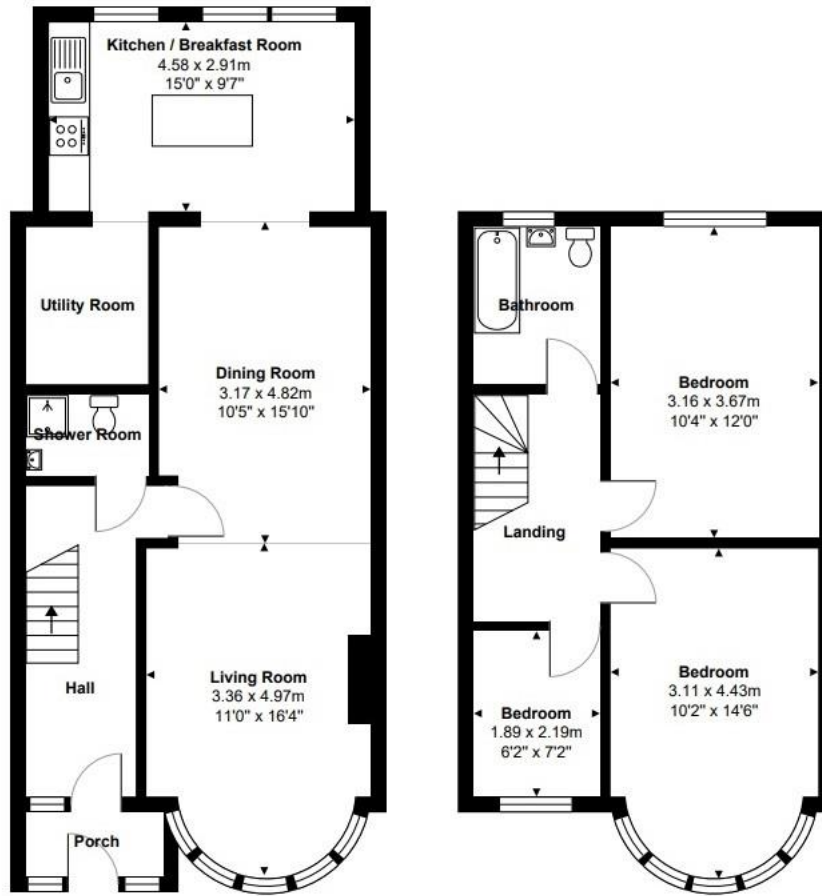
Outside, the front garden is paved and could provide off street parking with the installation of a dropped kerb.

The south west facing garden to the rear approaches 70ft. in length and is laid to lawn with a patio area and fenced boundaries. A large timber shed / summerhouse is situated to the rear. Beyond the rear garden is the secure gated service road.

The generous plot could comfortably accommodate a further addition to the rear. Harrow Council currently permit up to six metres, subject to planning.

Lulworth Close is a quiet cul-de-sac and the property is situated within 20 minute's walk of Rayners Lane shops and Metropolitan/ Piccadilly line station.

The property falls within the catchment of Newton Farm and Roxbourne Primary Schools, Rooks Heath College and Whitmore High.



Total approximate floor area 92 sq.m. (990.sq.ft)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



