





A three bedroom semi detached family home occupying a quiet position on a pleasant tree lined road, within easy reach of shopping and transport facilities.

Presented in good order throughout, the accommodation comprises: Entrance hallway with understairs storage, leading through to a spacious through living / dining room with a front aspect bay window.

The impressive kitchen is fitted with a range of contemporary units and is open plan to the dining area.

To the first floor, the landing leads through to all rooms including the principal bedroom with a front aspect bay window, a second double bedroom, also with a bay window to the rear, 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 en-suite.

The property also features double glazing and gas central heating.

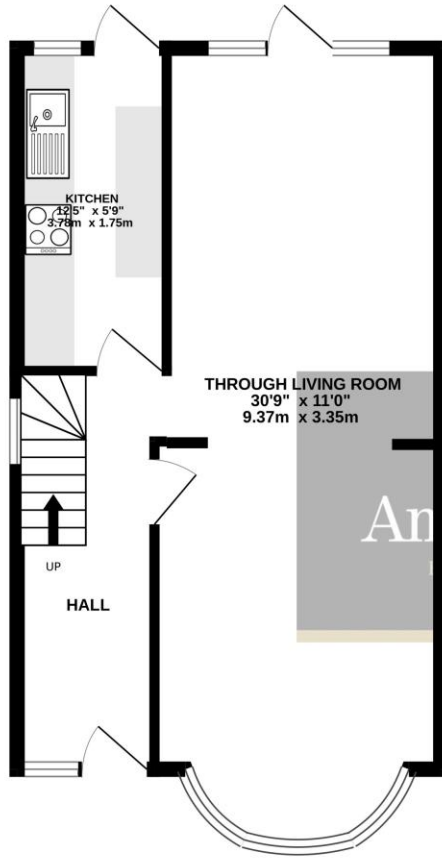
Outside, the large front garden is laid to lawn with hedge boundaries. The private driveway provides off street parking and a further strip of land to the side extends the full depth of the plot.

The rear garden approaches 85ft. in length and is laid to lawn with a large patio area and fenced boundaries.

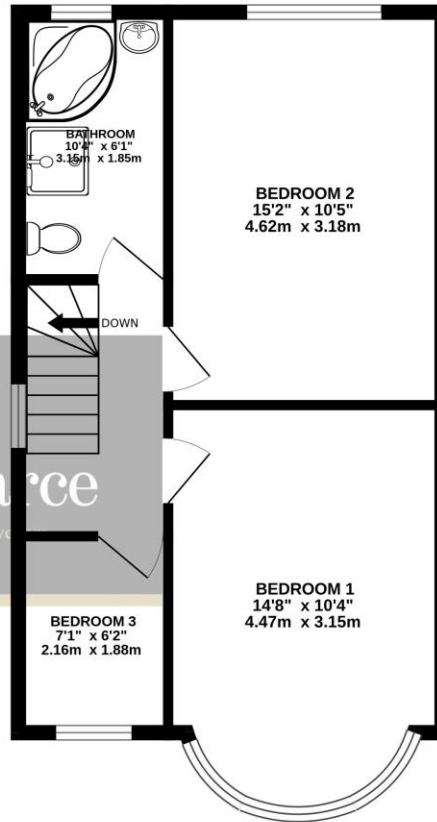
Nearby transport facilities include South Harrow Piccadilly line station, which is within walking distance, and Harrow on the Hill and West Harrow Metropolitan line stations.

Local schools include Whitmore High, Grange Primary and Welldon Park Academy.

GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



Andrew Pearce
Estate Agents & Chartered Surveyors

LYNTON ROAD, HARROW, HA2 9NJ

TOTAL FLOOR AREA : 944 sq.ft. (87.7 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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