



 3  
Bedrooms

 1  
Bathroom



**We are pleased to offer to market this well presented modern three bedroom, end of terrace house with spacious interiors, very conveniently situated for both Rayners Lane and South Harrow's shopping Centre and transport facilities including the Metropolitan line and Piccadilly line stations respectively, major bus routes to all parts of Inner and outer London**

**The Property comprises of a good sized modern fitted kitchen, spacious lounge lit by the double doors to rear aspect, which also leads out onto the rear garden.**

**To the first floor, there are three bedrooms with a family bathroom and separate WC. The master bedroom is a double bedroom with space for wardrobes. The second bedroom is also a double bedroom with space for wardrobes and third bedroom is a good sized bedroom for the family and or an office. The first floor has separate WC and modern bathroom suite with panel enclosed bath and wash hand basin. The property has double glazing and gas central heating, with off street parking for one car /vehicle to the front of the property.**

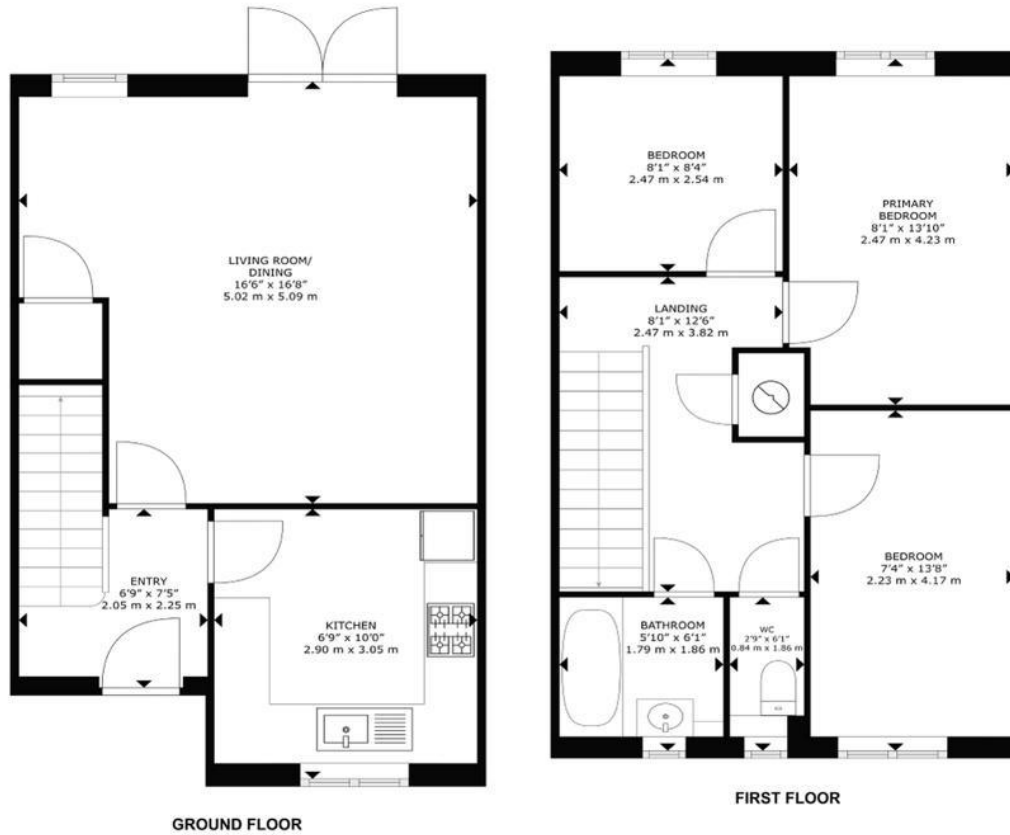
**At the rear of the property is a well maintained garden laid to lawn.**

#### **Property features**


- **End of terrace House**
- **Three bedrooms**
- **Spacious lounge Ground Floor**
- **Fitted kitchen**
- **Family bathroom**
- **Off street parking for one Vehicle**
- **Good sized rear garden laid to lawn**
- **Chain free**
- **EPC - Energy Rating D**

**The property is ideal for first time buyers or families with young or school age children, with Nurseries, Ofsted Rated schools located close to the property**

**Disclaimer** The property particulars are produced in good faith based upon information from the owner of the property and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending Purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the Kitchen appliances , sinks, plumbing fittings, appliances, heating, or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information.



GROSS INTERNAL AREA  
 GROUND FLOOR: 436 sq. ft. 41 m<sup>2</sup>, FIRST FLOOR: 455 sq. ft. 42 m<sup>2</sup>  
 TOTAL: 891 sq. ft. 83 m<sup>2</sup>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address: HA2 0RA

