





A well presented, traditional style, three bedroom mid terrace family home, occupying a quiet, convenient location within walking distance of Rayners Lane station. Chain free sale.

The accommodation comprises: Entrance hallway with understairs storage, leading through to a spacious through living / dining room with a front aspect bay window and patio doors to the rear garden. Further off the hallway is the kitchen, fitted with a range of modern units with and an integrated oven and hob.

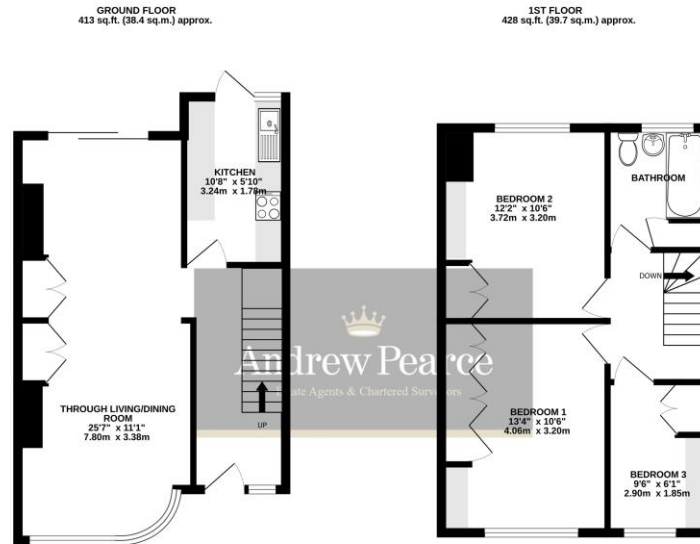
To the first floor, the landing leads through all rooms including the principal bedroom with a front aspect bay window and fitted wardrobes, a second double bedroom overlooking the rear and a single third bedroom. Completing the first floor is the modern three piece bathroom.

Outside, the private driveway to the front provides off street parking. To the rear, the well established garden approaches 70ft in length and is laid to lawn with a variety of shrubs, a paved patio and a detached garage situated to the far end of the plot, with adjacent parking. Access is via 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 approval.

Waverley Road is a pleasant tree lined road, being quiet, yet very convenient for the shopping and transport facilities at both Rayners Lane and Eastcote, including the Metropolitan / Piccadilly line stations. The renowned Roxbourne first and middle School is within a short stroll, as is Roxbourne Park.





WAVERLEY ROAD, HARROW, HA2 9RQ

TOTAL FLOOR AREA : 841 sq.ft. (78.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description and floor measurements, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan 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		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



