



**Andrew Pearce**

PINNER

KINGS ROAD, RAYNERS LANE, HA2 9JH

£490,000 OFFERS INVITED



**A traditional style, bay fronted three bedroom, two bath / shower room, mid terrace family home, constructed during the 1930's. The property occupies a generous plot and is situated within the catchment of the highly rated Newton Farm School.**

The accommodation comprises: Entrance hallway with under stairs storage, a front aspect living room with a large bay window, a fully fitted rear aspect open plan kitchen / family room, with a range of units, and a modern shower room, which completes the ground floor.

To the first floor, the landing leads through to all rooms including the principal bedroom, featuring a large bay window, a second double bedroom looking out onto the rear garden and a third, single bedroom. Completing the first floor is the family bathroom, fitted with a bath shower.

Access to the loft is via a hatch to the landing and the sizeable area would lend itself ideally for conversion to an additional double bedroom with en-suite.

The property also benefits from full double glazing, gas central heating and a re-tiled roof.

Outside, the front garden is paved over to provide parking for 2 cars. The garden to the rear approaches 60 ft. in length and is laid to lawn with a path down the middle leading to the garage. Said garage is useful for storage and is accessible via a private gated service road to the rear of the plot.

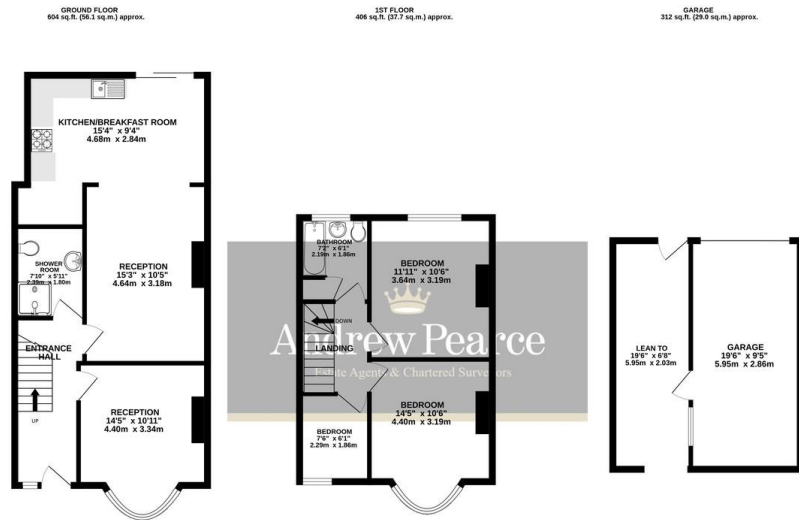
The generous plot could comfortably accommodate a further three metre addition to the rear, with Harrow Council currently permitting up to six metres in total, subject to planning.

Kings Road is a wide tree lined road and the property is situated within 10 minutes' walk of Rayners Lane shops and Metropolitan/ Piccadilly line station.

The property is also within a short stroll of the highly rated Newton Farm School.

**Offer for sale 'CHAIN FREE'**





**Andrew Pearce**  
Estate Agent & Chartered Surveyors

KINGS ROAD, HARROW, HA2 9JH

TOTAL FLOOR AREA : 1322 sq.ft. (122.8 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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