



TORBAY ROAD, HARROW, HA2 9QB

OFFERS IN EXCESS OF £865,000



A stylish five bedroom semi detached family home, occupying a highly convenient location, quietly situated, yet close to the shopping and transport facilities at Rayners Lane.

Set on a generous corner plot at the northern end of Torbay Road, the property offers a unique layout with substantially extended accommodation, providing a total floor area of 2185 sq. ft. including the garage, making this one of the largest family homes in the locality.

With smart contemporary interiors, the property has undergone an extensive refurbishment, showcasing the high quality craftsmanship that has been undertaken. With skilful planning and design, the layout is characterised by spacious living areas and well proportioned bedrooms. Fresh, neutral décor and high end flooring and fixtures are in abundance.

The accommodation comprises: Extended hallway leading through to a spacious, double aspect living room with a front aspect square bay and patio doors leading out to the garden. An impressive feature of the property is the spacious, extended kitchen / family room, which is extensively fitted with a stylish range of units and integrated appliances. A separate dining room leads off the kitchen along with a utility room and a contemporary shower room.

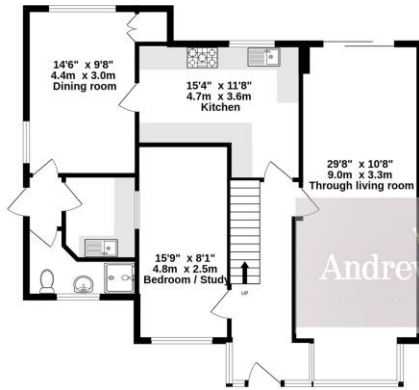
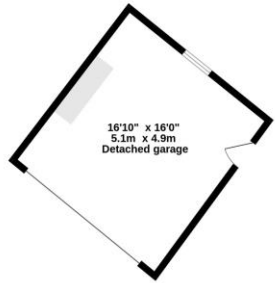
Completing the ground floor is study/ bedroom five, created from the original garage.

To first floor the landing leads to all four bedrooms, including the magnificent principal bedroom suite, incorporating an extensive range of bespoke wardrobes and a large contemporary modern en-suite. There are three further double bedrooms along with a luxury family bathroom. Outside, the private driveway to the front provides off street parking for two cars. The established gardens extend to three sides of the property, with a private lawned area to the side, along with a raised patio and steps down to a further, secluded lawned area.

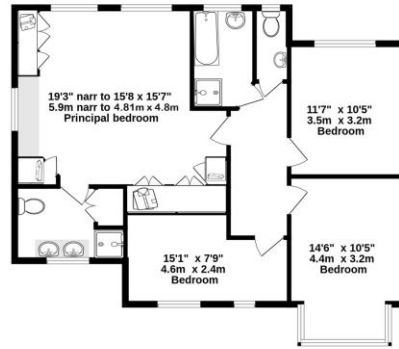
A detached double garage lies adjacent to the main building and a further, private driveway provides additional off street parking for two cars. The property is situated just over 5 minutes' walk to Rayners Lane Tube station. Nearby schools include Roxbourne, Newton Farm, Longfield and Cannon Lane.



GROUND FLOOR
1270 sq.ft. (118.0 sq.m.) approx.



1ST FLOOR
915 sq.ft. (85.0 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 2185 sq.ft. (203.0 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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