

**ROBERTSON PHILLIPS**  
Estate Agents, Valuers,  
Lettings and Property Management

262a Uxbridge Road, Hatch End,  
Pinner, Middlesex HA5 4HS  
Tel: 020 8421 4847

E-mail : [lettings@robertsonphillips.co.uk](mailto:lettings@robertsonphillips.co.uk)

Hatch End : 020 8428 7161

Harrow : 020 8863 1122

Pinner : 020 8866 7151



**ROBERTSON  
PHILLIPS**

Est. 1991



**Drury Road, Harrow**

**£2,400 P.C.M**

**Key Features include:**

- Four Bedrooms
- En-suite Shower Room
- Terraced
- Gas Central Heating
- Double Glazing
- Newly Painted
- Front/Rear Gardens
- Permit Parking On Street
- Part Furnished

# Property Overview:

Combining a wealth of character with newly painted contemporary interiors, this **FOUR BEDROOM, TWO BATHROOM** mid terrace house is conveniently located within walking distance to West Harrow Metropolitan line station and the ever popular Vaughan Primary School. **PART FURNISHED**

## Accommodation:

### Entrance Hall

Wooden flooring, stairs and door to storage cupboard.

### Living Room 13' 5" x 11' 1" (4.09m x 3.38m)

Bay window to front, curtains, feature fireplace and wooden flooring.

### Kitchen/Dining Room 16' 8" x 13' 5" (5.08m x 4.09m)

Window to rear, blind, patio doors to garden, curtains, feature fireplace, tiled flooring, freestanding fridge/freezer, shelves, low level cupboards to dining area, dining table with chairs, range of low and eye level kitchen units with granite worktops, gas four ring gas hob, extractor over, double sink, mixer tap, under unit lighting, integrated dishwasher and washing machine.

### Landing

Stairs, carpet and door to:-

### Bedroom 3 12' 4" x 10' 9" (3.76m x 3.27m)

Window to rear, blind, feature fireplace, new carpet to be fitted.

### Bedroom 2 14' 7" x 10' 9" (4.44m x 3.27m)

Bay window to front, curtains, feature fireplace, range of wardrobes and new carpet to be fitted.

### Bedroom 4 6' 3" x 5' 9" (1.90m x 1.75m)

Window to front, blind and new carpet to be fitted.

### Bathroom

Fitted with three piece suite with deep panelled bath, hand held attachment, pedestal wash hand basin, low-level WC, wall mounted mirror, window to rear, heated towel rail and laminate flooring.

### Principle Bedroom 17' 5" x 15' 6" (5.30m x 4.72m)

Skylight, window to rear, curtains, fitted wardrobes, fitted carpet and door to:-

### En-suite Shower Room

Suite includes corner shower enclosure, wall mounted vanity wash hand basin with drawers under, mixer tap, tiled surround, mirror, low-level WC, window to rear and heated towel rail.

### Outside

Small patio area to front, newly laid decking area to rear, lawn and large storage shed.

**Council Tax Band: E EPC Rating: E**



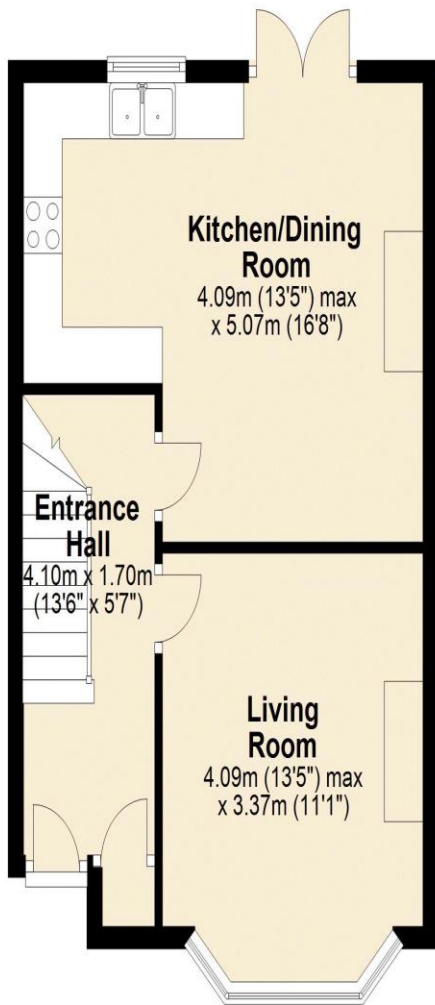


To arrange a viewing call:  
**020 8421 4847**

Robertson Phillips  
262a Uxbridge Road, Hatch End, Pinner, HA5 4HS

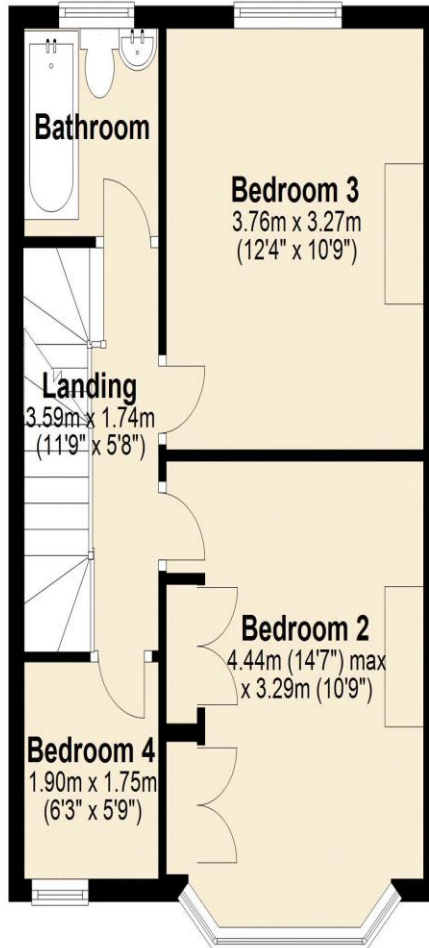
## Ground Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



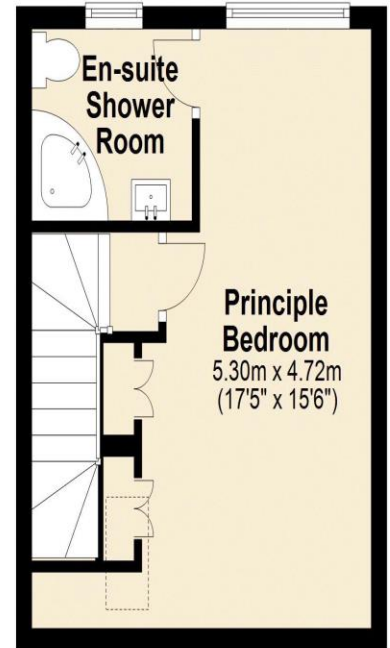
## First Floor

Approx. 39.6 sq. metres (425.7 sq. feet)



## Second Floor

Approx. 23.5 sq. metres (252.6 sq. feet)



Total area: approx. 101.6 sq. metres (1093.7 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

**DISCLAIMER:** Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

**Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.**