

**ROBERTSON PHILLIPS**  
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**ROBERTSON  
PHILLIPS**

Est. 1991



**Gloucester Road, Harrow**

**£2,350 P.C.M**

**Key Features include:**

- Three Bedrooms
- Semi Detached
- Two Receptions
- Gas Central Heating
- Double Glazing
- Walking Distance To North Harrow Station
- Off street Parking
- Attractive Rear Garden
- Unfurnished

# Property Overview:

Ideally situated within a short walk to North Harrow high street with its array of shops and metropolitan line station, this spacious **THREE BEDROOM** semi detached house boasts light filled rooms. **UNFURNISHED**

## Accommodation:

### Entrance Hall

Window to front, fitted carpet, stairs, door to:-

### Lounge 15' 2" x 13' 9" (4.62m x 4.19m)

Window to front, window to side, laminate flooring, leading to:-

### Inner Hallway

Door to:

### Downstairs Cloakroom

Window to side, low level flush WC and vanity wash hand basin with cupboards beneath.

### Dining Room 13' 2" x 10' 6" (4.01m x 3.20m)

Laminate flooring and sliding doors to rear garden.

### Kitchen 12' 9" x 8' 11" (3.88m x 2.72m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, fridge/freezer, dishwasher, washing machine, gas cooker with pull out extractor hood over, window to rear and door to side access leading to rear garden.

### Landing

Window to side, fitted carpet and door to:-

### Master Bedroom 15' 3" x 12' 1" (4.64m x 3.68m)

Window to front, window to side, range of fitted wardrobes, bedside table and fitted carpet.

### Bedroom 2 13' 2" x 12' 1" (4.01m x 3.68m)

Window to rear, range of fitted wardrobes and fitted carpet.

### Bedroom 3 8' 6" x 7' 3" (2.59m x 2.21m)

Window to front and fitted carpet.

### Shower Room

With tiled double shower enclosure, vanity wash hand basin with cupboards beneath, shaver point, wall mounted mirrored cabinet, window to rear, heated towel rail, ceramic tiled flooring and door to storage cupboard.

### Separate WC

Window to side and low level flush WC.

### Rear Garden

Small patio area, shed and lawn.

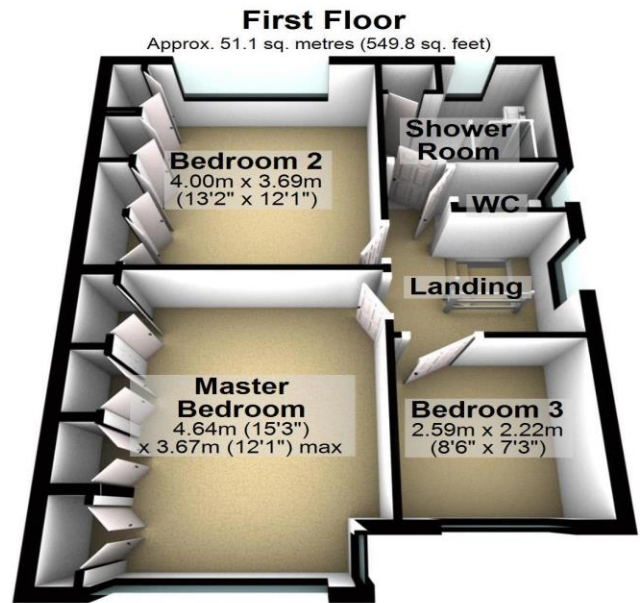
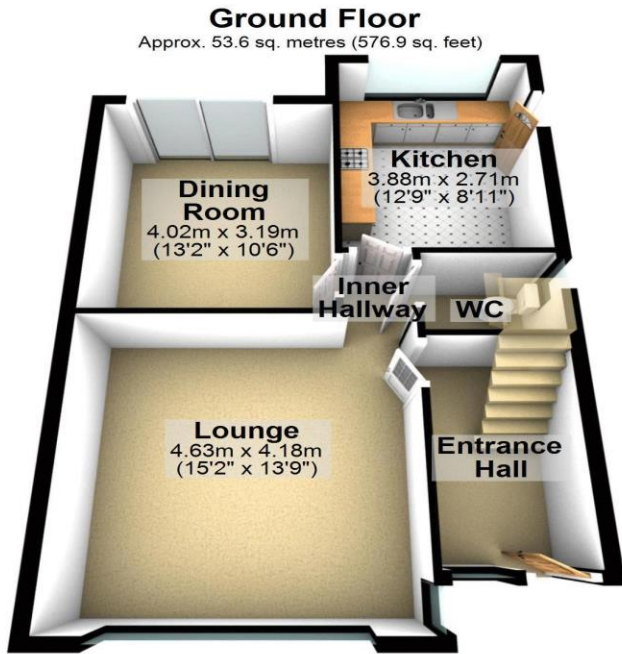
**Council Tax Band: D      EPC Rating: E**





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

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Total area: approx. 104.7 sq. metres (1126.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

**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.**