

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Blenheim Road, West Harrow

£2,275 P.C.M

Key Features include:

- Three Bedrooms
- End Of Terrace
- Gas Central Heating
- Double Glazing
- Amtico Flooring Throughout
- Newly Painted Throughout
- Single Garage To Rear
- New Bathroom Suite
- Unfurnished

Property Overview:

Situated moments from West Harrow Metropolitan line station and the ever popular Vaughan primary school, this THREE BEDROOM end of terrace home has undergone improvements throughout including repainting throughout, new bathroom suite and boasts stylish interiors, ideal for a growing family. UNFURNISHED

Accommodation:

Entrance Hall

Amtico flooring, door to:-

Living Room 12' 2" x 10' 9" (3.71m x 3.27m)

Amtico flooring, feature gas fireplace (not currently connected) and nets to front bay window. Open plan to:-

Dining Room 12' 1" x 10' 5" (3.68m x 3.17m)

Amtico flooring, shelving and blinds.

Kitchen 9' 6" x 7' 3" (2.89m x 2.21m)

Modern range of low and wall level units including fridge/freezer, electric oven, gas hob with extractor hood above, integrated dishwasher with door leading to rear garden.

Master Bedroom 10' 1" x 10' 0" (3.07m x 3.05m)

Amtico flooring, range of fitted wardrobes and curtains.

Bedroom 2 10' 7" x 9' 6" (3.22m x 2.89m)

Amtico flooring, fitted wardrobes and curtains.

Bedroom 3 7' 11" x 7' 7" (2.41m x 2.31m)

Amtico flooring and curtains.

Bathroom

New suite including built in rain drop shower above bath, separate low level flush WC and wash hand basin with vanity unit beneath and mirrored cabinet above.

Outside

Rear garden with decked area and lawn. Single garage and car port accessed via rear service road.

Council Tax Band: D EPC Rating: E



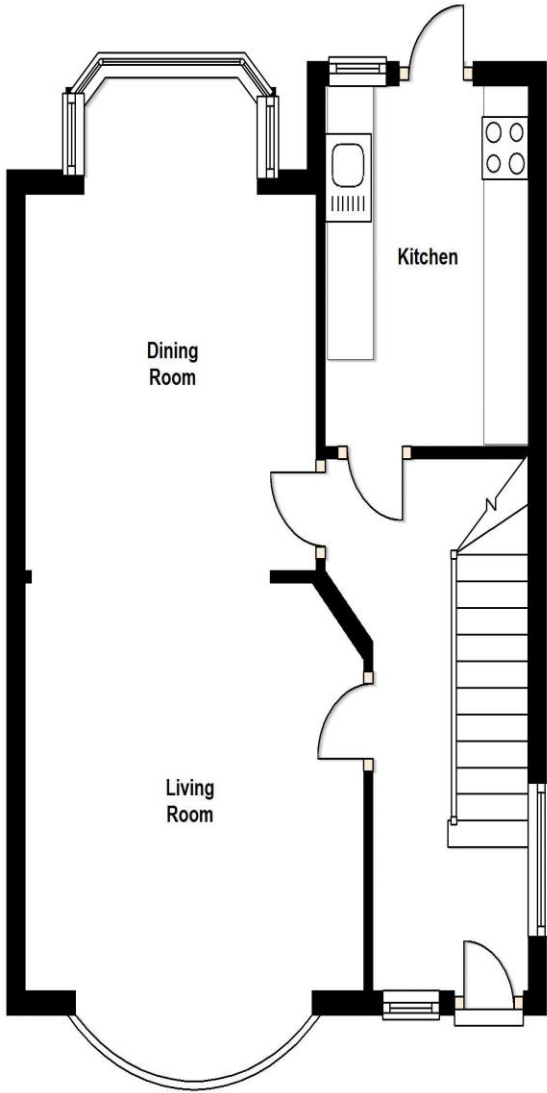


To arrange a viewing call:
020 8421 4847

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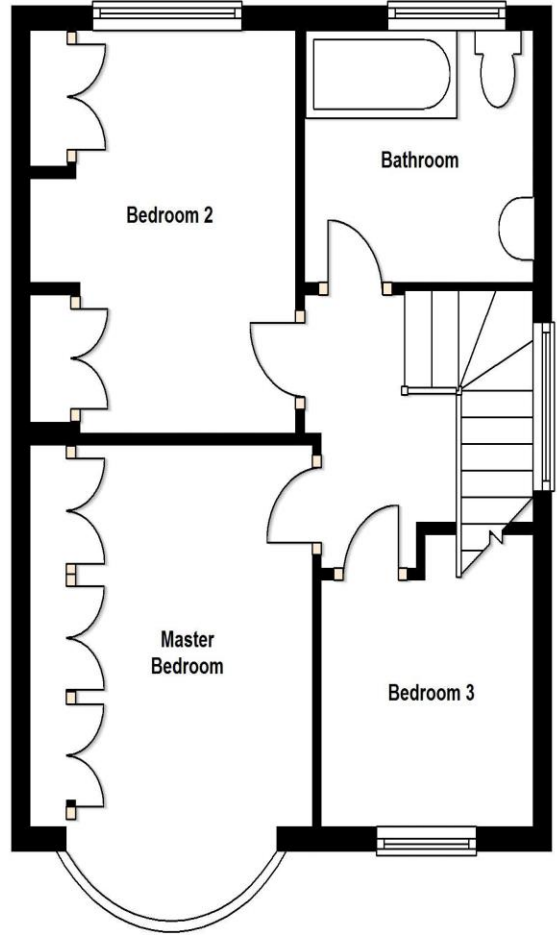
Ground Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



Total area: approx. 73.6 sq. metres (792.7 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92-100 A	
81-91 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-20 G	
Not energy efficient - higher running costs	
42	85
EU Directive 2002/91/EC	
England & Wales	

Environmental (CO ₂) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
92-100 A	
81-91 B	
69-80 C	
55-68 D	
39-54 E	
21-38 F	
1-20 G	
Not environmentally friendly - higher CO ₂ emissions	
36	83
EU Directive 2002/91/EC	
England & Wales	

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.