

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Butler Road, West Harrow

£2,100.00 P.C.M

Key Features include:

- Three Double Bedrooms
- Mid Terraced
- Gas Central Heating
- Double Glazing
- Newly Painted
- New Carpets Throughout
- Permit Parking On Street
- Rear Garden
- Part Furnished

Property Overview:

Having undergone many improvements, this extremely well presented and bright **THREE DOUBLE** bedroom mid terraced house is located in West Harrow within walking distance to the Metropolitan line station, Vaughan primary school and local shops. **PART FURNISHED**

Accommodation:

Entrance Hall

Solid wood flooring, stairs, door to:

Living Room 12' 2" x 9' 6" (3.71m x 2.89m)

Bay window to front, curtains, feature fireplace (not operational) and new carpet.

Dining Room 12' 9" x 10' 7" (3.88m x 3.22m)

Solid wood flooring, table/two chairs, wall storage units, cupboard and further storage boxes, under stairs cupboard housing freezer, door leading to rear garden, fridge and open plan to Kitchen.

Kitchen 8' 2" x 6' 7" (2.49m x 2.01m)

Fitted with a matching base and eye level units with worktop space over, sink with single drainer, mixer tap, washing machine, electric fan assisted oven, four ring gas hob with extractor hood over, window to side and folding door to:-

Bathroom

Three piece suite comprising deep panelled bath corner bath with independent shower over, vanity wash hand basin with cupboards under, tiled surround, low-level flush WC, wall mounted mirrored cabinet, window to rear, window to side and ceramic tiled flooring.

Landing

New carpet, stairs and open plan to further landing area.

Principle Bedroom 12' 7" x 10' 6" (3.83m x 3.20m)

Two windows to front, curtain rail, newly fitted carpet, small cupboard and chest of drawers.

Bedroom 2 10' 8" x 8' 9" (3.25m x 2.66m)

Window to rear, newly fitted carpet, king size bed frame and door to storage cupboard.

Bedroom 3 12' 0" x 8' 2" (3.65m x 2.49m)

Window to rear and newly fitted carpet.

Outside

Small front garden, permit parking on street and patio rear garden. (SHED NOT INCLUDED).

Council Tax Band: D EPC Rating: C



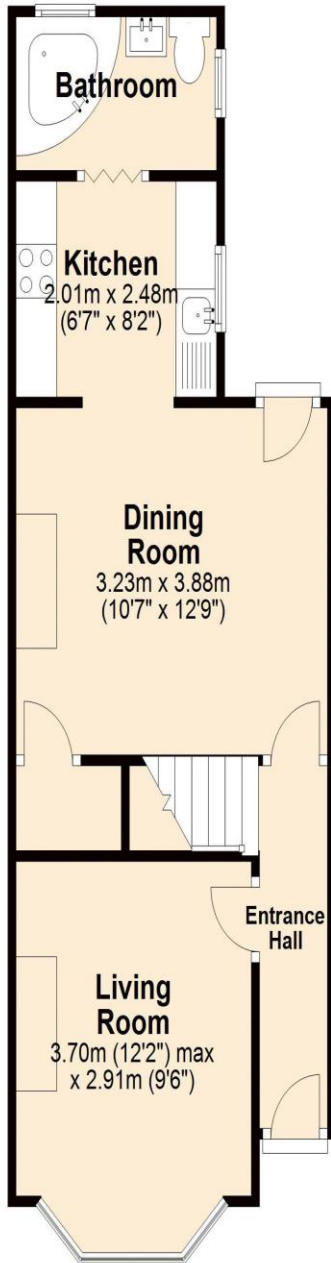


To arrange a viewing call:
020 8421 4847

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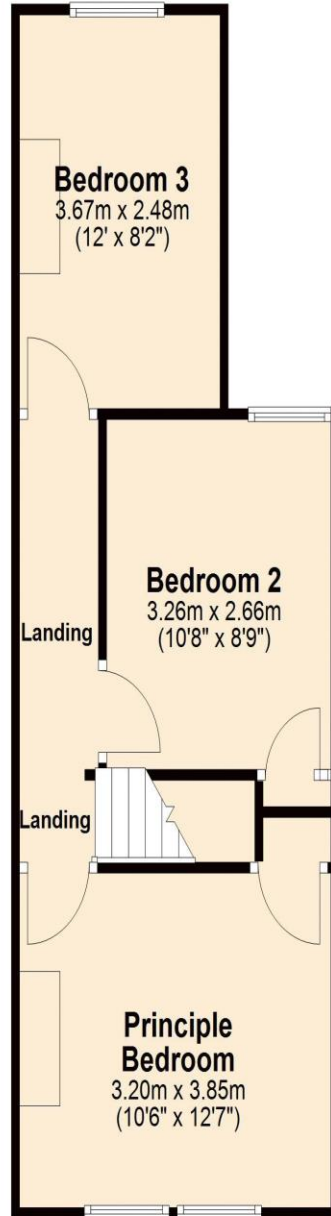
Ground Floor

Approx. 37.0 sq. metres (397.9 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.7 sq. feet)



Total area: approx. 74.5 sq. metres (801.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.