

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Littleton Road, Harrow

£3,100 P.C.M

Key Features include:

- Three Bedrooms
- Detached
- Gas Central Heating
- Double Glazing
- Prime Location
- Single Garage
- Off Street Parking
- Attractive Gardens
- Unfurnished

Property Overview:

This rarely available three-bedroom extended detached house is located on a highly sought-after road in Harrow, offering a blend of elegance and comfort. Located in a prime location close to Sudbury Hill underground station and John Lyon School, this property is perfect for families. **UNFURNISHED**

Accommodation:

Entrance Hall

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

Living Room 13' 8" x 12' 4" (4.16m x 3.76m)

Bay window to front, curtains and fitted carpet.

Dining Room 12' 2" x 10' 4" (3.71m x 3.15m)

Fitted carpet, double door leading to patio and rear garden. Door to:-

Inner Hallway

Fitted carpet and open plan to Study.

Downstairs Cloakroom

Low level flush WC, wash hand basin and skylight.

Study 11' 1" x 10' 10" (3.38m x 3.30m)

Window to rear, fitted carpet, sliding doors to patio and rear garden.

Kitchen 11' 1" x 9' 3" (3.38m x 2.82m)

Fitted with a range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink, slimline dishwasher, washing machine, fridge/freezer, electric cooker with four ring electric hob, box window to rear, window to side and door to side access leading to rear garden.

Landing

Window to side, Storage cupboard, door to:

Principal Bedroom 13' 5" x 12' 4" (4.09m x 3.76m)

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

Bedroom 2 12' 3" x 10' 2" (3.73m x 3.10m)

Window to rear and fitted carpet.

Bedroom 3 9' 9" x 7' 3" (2.97m x 2.21m)

Window to front, curtains, storage cupboard and fitted carpet.

Shower Room

Suite includes double shower enclosure, vanity wash hand basin with cupboards under, mixer tap, low-level flush WC, wall mounted mirrored cabinet, tiled surround, window to rear and ceramic tiled flooring.

Separate WC

Window to rear and low level flush WC.

Garage

Single garage with up and over door.

Council Tax Band: G EPC Rating: E



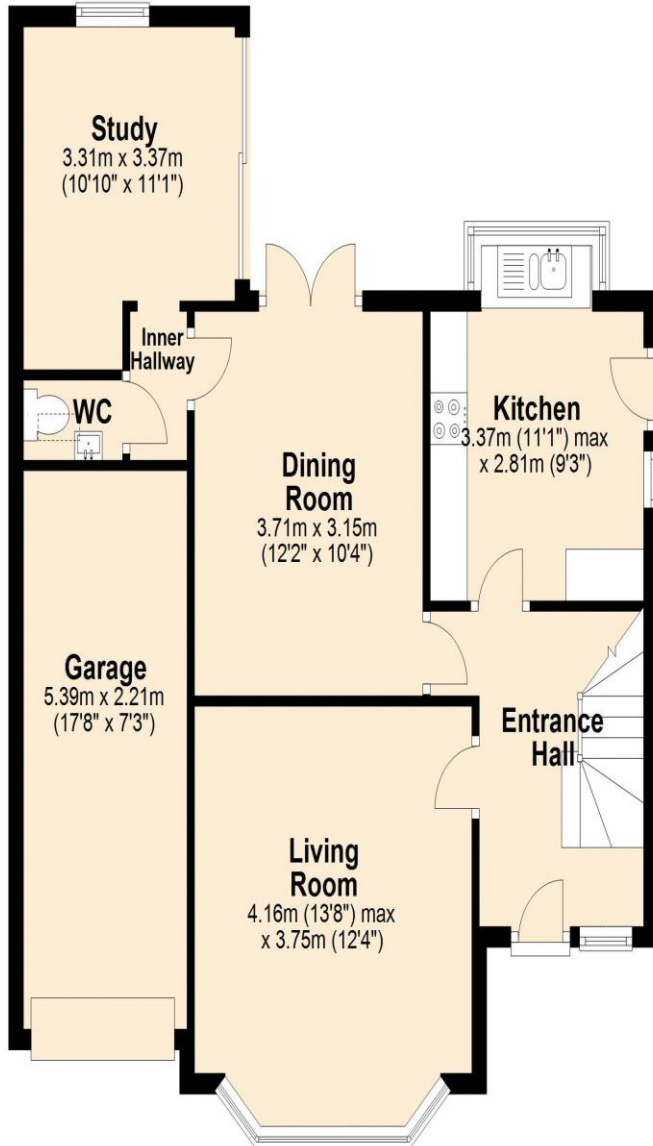


To arrange a viewing call:
020 8421 4847

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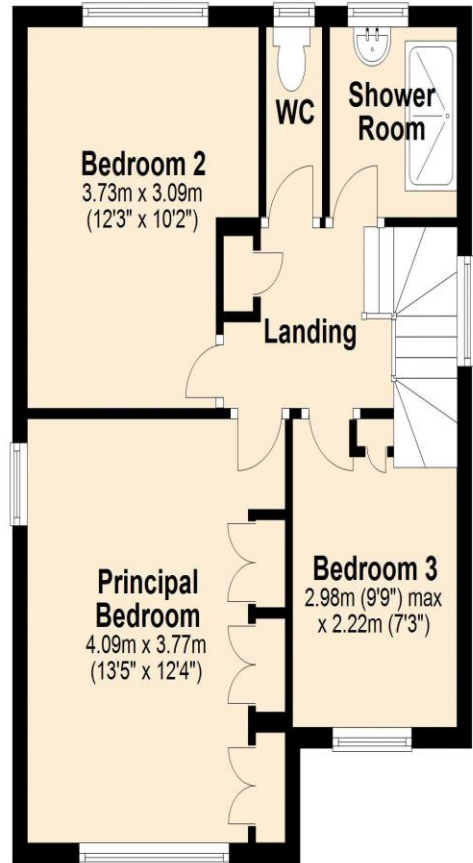
Ground Floor

Approx. 64.4 sq. metres (693.7 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.1 sq. feet)



Total area: approx. 107.6 sq. metres (1157.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	46	
(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.