

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Balmoral Road, Harrow

£2,400 P.C.M

Key Features include:

- Three Bedrooms
- End Of Terrace
- Gas Central Heating
- Double Glazing
- Underfloor Heating
- Newly Painted Throughout
- Off Street Parking
- Large Rear Garden
- Part Furnished

Property Overview:

This newly painted **THREE BEDROOM** end-of-terrace house is filled with light and features modern interiors, making it a perfect blend of comfort and style within easy reach of Northolt Park overground station and Earlsmead Primary School. **PAART FURNISHED**

Accommodation:

Entrance Hall

Two windows to front, under stair storage cupboard, porcelain tiled flooring, under floor heating, stairs and door to:-

Lounge Area 15' 9" x 11' 2" (4.80m x 3.40m)

Bay window to front, nets, curtains, wall mounted electric fire and porcelain tiled flooring with underfloor heating.

Dining Area 12' 3" x 10' 4" (3.73m x 3.15m)

Porcelain tiled flooring with underfloor heating, dining table with six chairs and sliding door to rear garden.

Kitchen 9' 3" x 7' 4" (2.82m x 2.23m)

Fitted with a modern matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, mixer tap, fridge/freezer, washing machine, electric fan assisted oven, four ring electric halogen hob with extractor hood over, window to rear, laminate flooring and door to rear garden.

Landing

Window to side, carpet and door to:-

Principal Bedroom 15' 5" x 10' 6" (4.70m x 3.20m)

Bay window to front, nets, curtains, carpet and double wardrobe.

Bedroom 2 12' 5" x 10' 4" (3.78m x 3.15m)

Window to rear and newly fitted carpet.

Bedroom 3 8' 0" x 6' 4" (2.44m x 1.93m)

Window to front, curtains and newly laid carpet.

Bathroom

Modern two piece suite comprising deep panelled bath with shower attachment, glass screen, pedestal wash hand basin, tiled surround, heated towel rail, extractor fan, wall mounted mirrored cabinet, window to rear and ceramic tiled flooring.

Separate WC

Window to side, low level flush WC and wash hand basin.

Outside

Patio area, lawn and shed. **PLEASE NOTE:** No use of garage and shared use of loft.

Council Tax Band: D EPC Rating: D



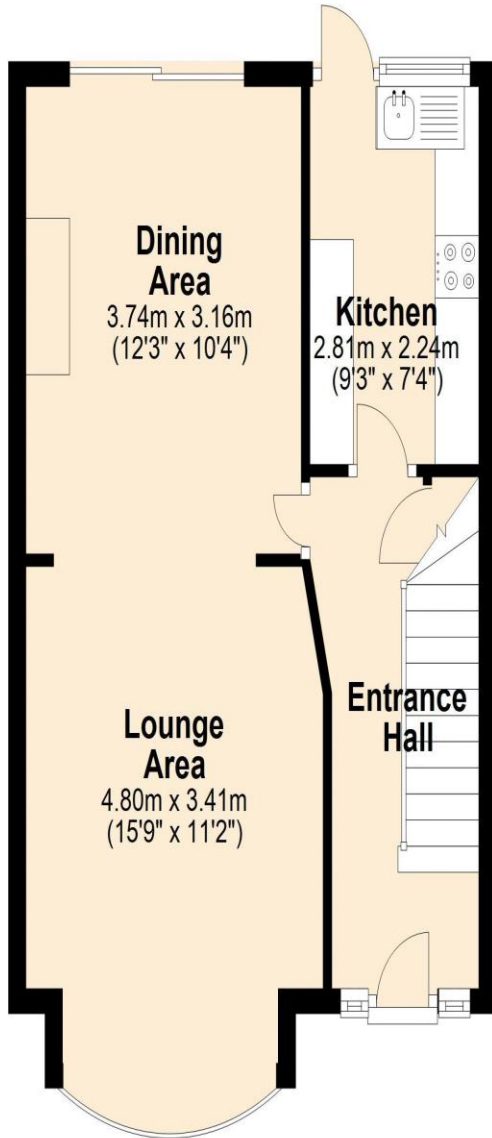


To arrange a viewing call:
020 8421 4847

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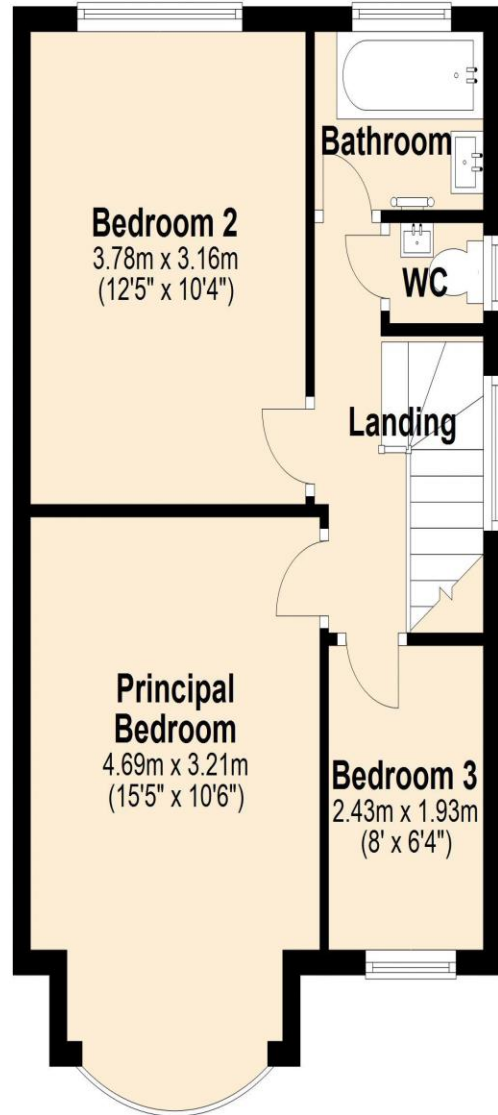
Ground Floor

Approx. 39.2 sq. metres (422.5 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.5 sq. feet)



Total area: approx. 81.5 sq. metres (876.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	65	
(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.