

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Woodberry Avenue, North Harrow

£2,150 P.C.M

Key Features include:

- Three Bedrooms
- Mid Terraced
- Gas Central Heating
- Double Glazing
- Hive Heating Control
- Ring Doorbell
- Alarm
- Single Garage To Rear
- Off Street Parking
- Part Furnished

Property Overview:

This extremely well presented, larger than average **THREE BEDROOM** terraced home is perfectly situated within walking distance to North Harrow's array of shops, station, Nower Hill High School and Pinner Park Primary School.
PART FURNISHED

Accommodation:

Porch

Window to side, window to front, door to:

Entrance Hall

Laminate flooring, stairs, door to:

Living Room 14' 9" x 12' 7" (4.49m x 3.83m)

Window to front, window to side, curtains, fireplace surround, laminate flooring, wood TV unit and wood coffee table.

Dining Room 12' 5" x 11' 2" (3.78m x 3.40m)

Two windows to rear, mirror, door leading to rear garden and curtains.

Kitchen 12' 1" x 6' 7" (3.68m x 2.01m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, dishwasher, washing machine and tumble dryer, gas cooker, window to rear, vinyl flooring and door to garden.

Landing

Fitted carpet, door to:

Master Bedroom 15' 2" x 11' 5" (4.62m x 3.48m)

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

Bedroom 2 12' 5" x 10' 0" (3.78m x 3.05m)

Window to rear, curtains, fitted carpet, two double fitted wardrobes, chest of drawers and two bedside tables.

Bedroom 3 12' 2" x 7' 7" (3.71m x 2.31m)

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

Bathroom

Fitted with two piece suite including deep panelled bath with shower attachment, curtain, glass screen, pedestal wash hand basin, mirror, window to front and vinyl flooring.

Separate WC

Window to front and low level flush WC.

Outside

Off street parking to front for two cars, rear garden with patio area, lawn and single garage to rear (for storage only).

Council Tax Band: D EPC Rating: C



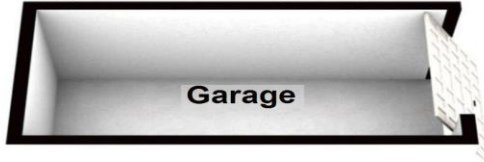


To arrange a viewing call:
020 8421 4847

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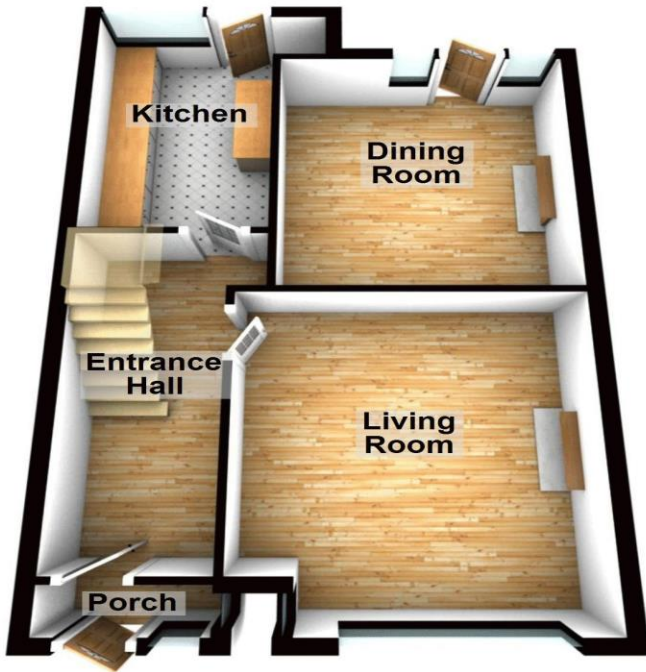
Ground Floor

Approx. 49.0 sq. metres (527.1 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.2 sq. feet)



Total area: approx. 95.3 sq. metres (1025.3 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			
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.