

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Cambridge Road, Harrow

£2,500 P.C.M

Key Features include:

- Three Bedrooms
- Semi-Detached
- Two Receptions
- Gas Central Heating
- Double Glazing
- Rear Garden
- Off Street Parking
- Part Furnished

Property Overview:

This **THREE BEDROOM, TWO RECEPTION** boasts contemporary interiors throughout and situated within a short walk to North Harrow Metropolitan line station, Nower Hill High School and local shops. **PART FURNISHED**

Accommodation:

Entrance Hall

Window to front, laminate flooring, stairs, storage cupboard (WC is not operational).

Living Room 14' 2" x 12' 6" (4.31m x 3.81m)

Bay window to front, blinds, laminate flooring, TV cabinet, L shaped sofa and storage cabinet.

Dining Room 12' 9" x 10' 5" (3.88m x 3.17m)

Laminate flooring, nets, american style fridge/freezer, feature fire place and sliding patio door to rear garden.

Kitchen/Breakfast Room 12' 3" x 7' 8" (3.73m x 2.34m)

Modern fitted matching range of base and eye level units with granite worktop over, stainless steel sink with mixer tap, under-unit lights, dishwasher, washing machine, electric fan assisted oven, built-in five ring gas hob with extractor hood over, window to rear, laminate flooring and door to storage cupboard.

Landing

Window to side, fitted carpet, door to storage cupboard housing boiler.

Principal Bedroom 14' 8" x 12' 0" (4.47m x 3.65m)

Bay window to front, curtains, TV shelving unit, fitted carpet and double bed with mattress.

Bedroom 2 12' 5" x 10' 5" (3.78m x 3.17m)

Window to rear, curtains, feature fireplace, fitted carpet, wardrobe and double bed with mattress.

Bedroom 3 8' 4" x 6' 5" (2.54m x 1.95m)

Window to front, curtains, mirror and fitted carpet.

Bathroom

Ultra contemporary three piece suite comprising deep panelled bath with built in shower attachment and overhead rain drop shower, glass screen, vanity wash hand basin with cupboards under, tiled surround, mirror, glass shelf, low-level flush WC, window to rear, heated towel rail and tiled flooring.

Outside

Off street parking for two cars to front, rear garden with lawn and patio area. Garage in not included.

Council Tax Band: E EPC Rating: D



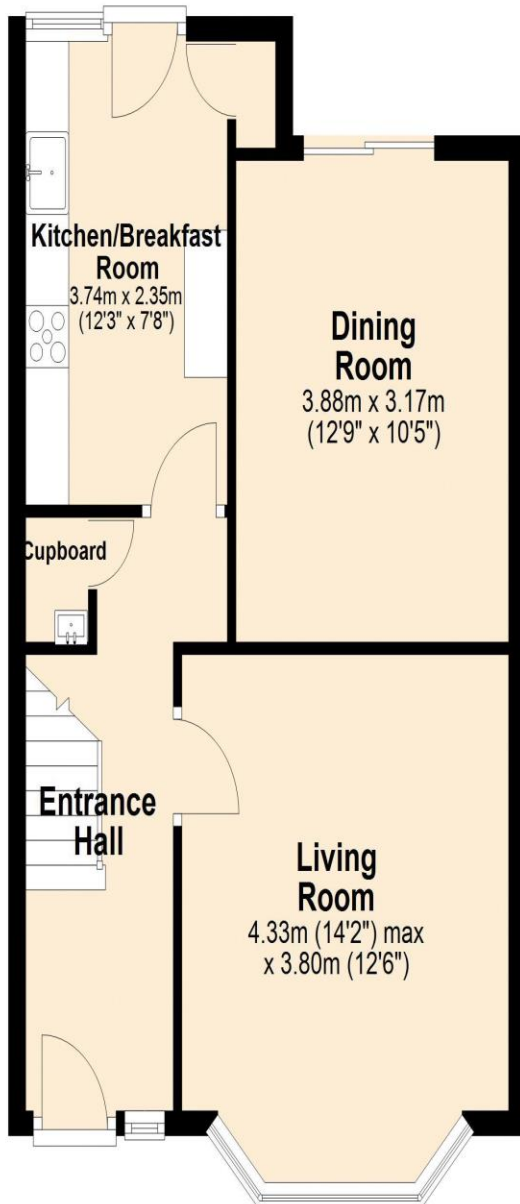


To arrange a viewing call:
020 8421 4847

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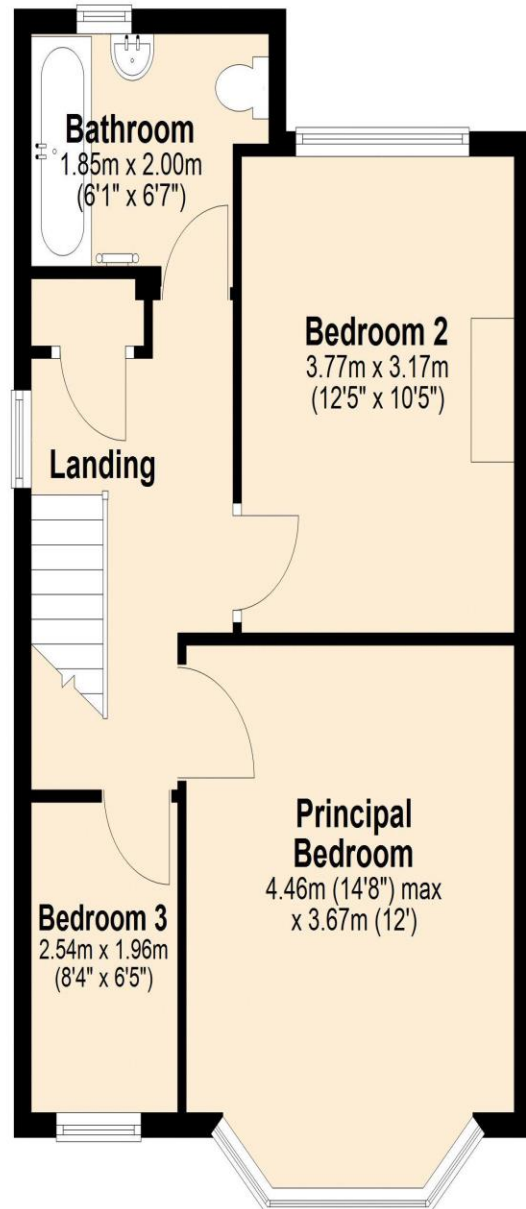
Ground Floor

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

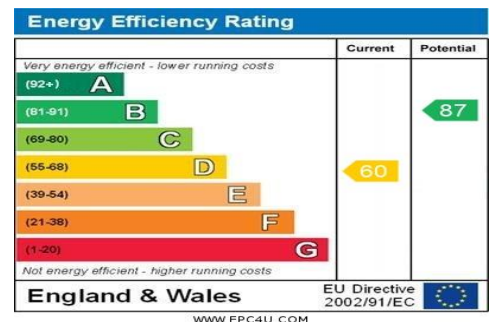


First Floor

Approx. 46.1 sq. metres (496.3 sq. feet)



Total area: approx. 92.4 sq. metres (994.5 sq. feet)



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.