



- THREE Bedroom House
- Close To Popular Local Schools
- Walking Distance To Tube Stations
- Gas Central Heating
- Off Street Parking

- Refurbished Throughout
- No Onward Chain
- Private Rear Garden
- Double Glazing
- EPC Rating D

A refurbished THREE bedroom end terrace family home, located close to well-regarded schools, local amenities and convenient transport links via the Metropolitan and Piccadilly Lines into central London. This property is being sold with no onward chain and is ready to move into.

The ground floor comprises a welcoming entrance porch, hallway with handy under-stairs storage, a spacious 13ft lounge, a brand new modern fitted kitchen and a tiled family bathroom with a separate shower. Upstairs, the property offers; a landing, a 15ft main double bedroom, second double bedroom and a third single bedroom.

Outside, the rear garden has a lovingly maintained patio and lawn. To the front, the property benefits from off-street parking for two cars.

Further benefits include; neutral decor, double glazing, gas central heating with a brand new boiler and completely rewired.

Located just off Kings Road, the home is within close proximity to a number of popular primary and secondary schools, as well as parks and open green spaces. The nearby high streets of Rayners Lane and Eastcote provide a wide range of shops, restaurants, cafés, and supermarkets. For commuters, Rayners Lane Station is within easy reach, offering both the Metropolitan and Piccadilly Lines, South Ruislip Station (Central Line) is also close by along with several local bus services.

Viewings are strictly by appointment only.

Price: Guide Price £525,000

Tenure: Freehold

Local authority: Harrow

Council tax band: D

Broadband type: Upto: Ultrafast 1000 Mbps d/l - 1000 Mbps u/l

Mobile Coverage (Indoor):

Provider Voice Data

EE- Likely Likely

Three- Limited Limited

O2- Limited Limited

Vodafone- Limited Limited

\*Please note all dimensions and descriptions are to be used as a guide only by any prospective buyer and do not constitute representations of fact or form part of any offer or contract. Internet Speed and Mobile Coverage figures are based on estimates provided by Ofcom







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
		66	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

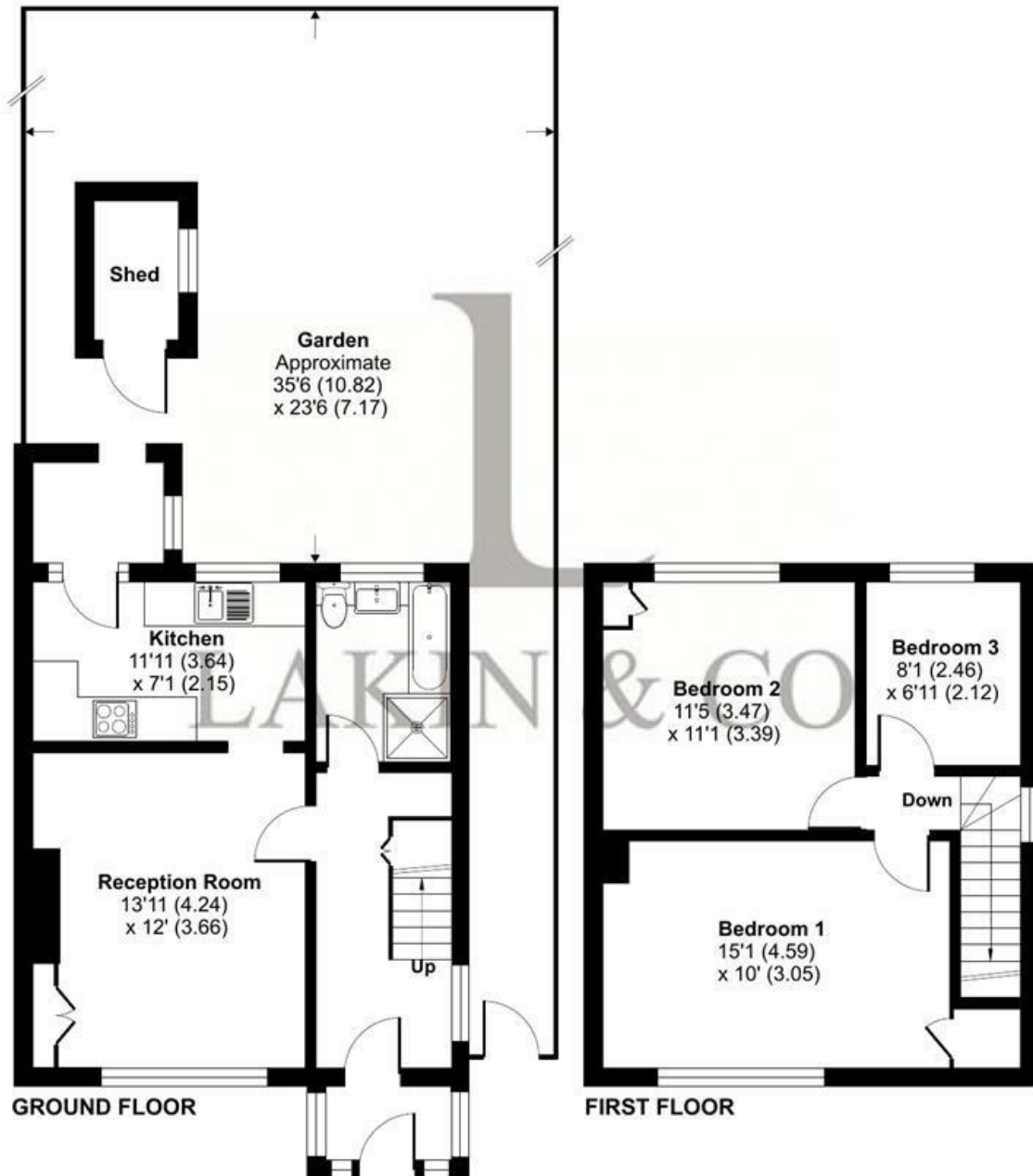
**Stiven Crescent, Harrow, HA2**

Approximate Area = 843 sq ft / 78.3 sq m

Shed = 23 sq ft / 2.1 sq m

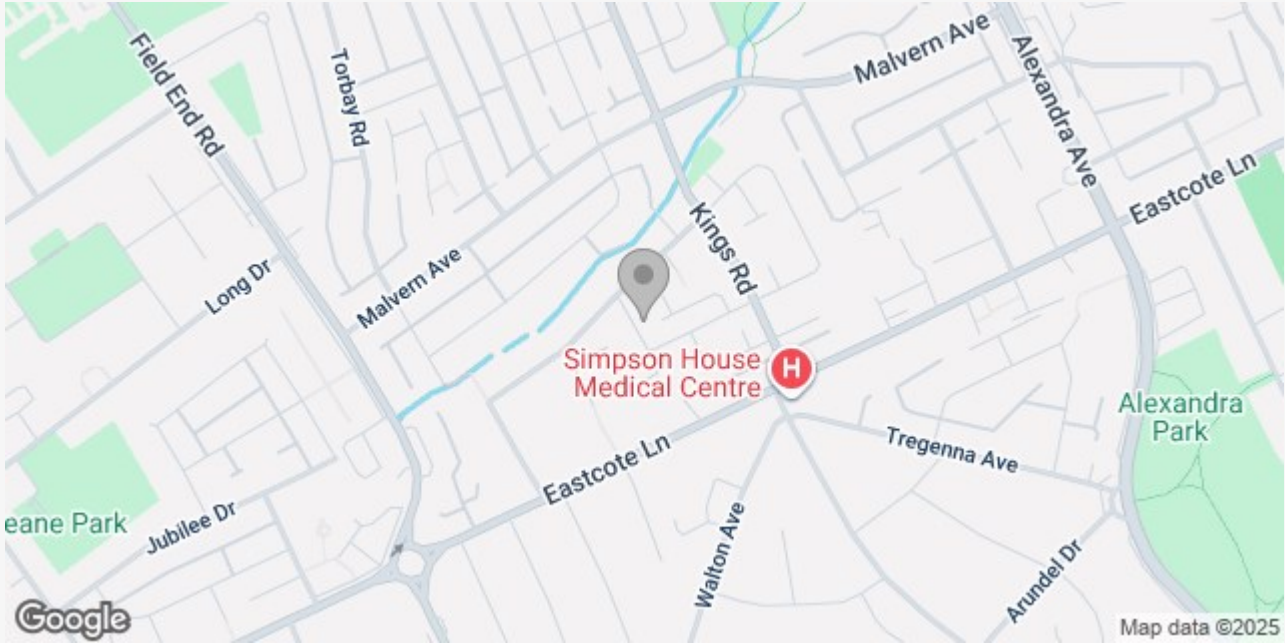
Total = 866 sq ft / 80.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lakin & Co. REF:1297144.

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



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