



OXLEAY ROAD, HARROW, MIDDLESEX, HA2 9UZ **£725,000**

A stylish, 4 / 5 bedroom end of terrace family home, occupying a prime position close to Rayners Lane shopping centre and Metropolitan / Piccadilly line station.



The property has been extended to the ground and second floors, creating a generous overall floor area of 1883 sq.ft. (174.9 sq.m.) and a spacious, family sized layout.

The accommodation comprises: Extended entrance hallway, leading through to a front aspect sitting room, with a large bay window to the front aspect. Further of the hallway to the rear is the extended, double living room with patio doors leading out to the rear garden.

The main feature of the ground floor is the impressive kitchen / family room, which is extensively fitted with a range of contemporary units, along with integrated appliances and a large breakfast bar. The ground floor also accommodates a modern shower room and a study / bedroom 5.

To the first floor, the landing leads through to two good size double bedrooms and a single third bedroom. Completing the first floor layout is a contemporary three piece bathroom, neatly finished with tiled walls and flooring.

The original loft space has been expertly converted, providing maximum use of the available space and is now a large en-suite double bedroom, with rear doors to a 'Juliette' balcony, and plenty of eaves storage space. The en-suite shower room features a modern suite, with tiled walls and flooring providing the finishing touch.

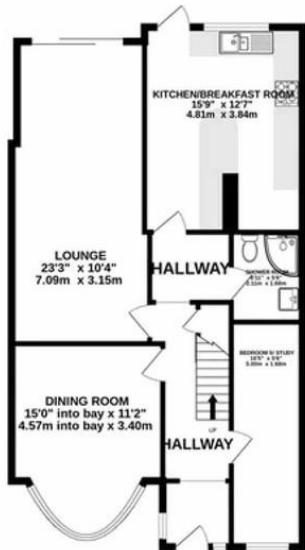
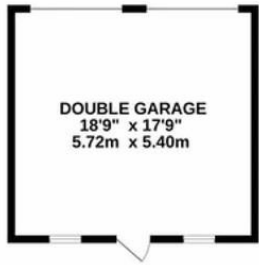
Outside, the private driveway to the front is block paved with hedge and fenced boundaries and a dwarf wall boundary to the front. The driveway accommodates parking for two cars.

To the rear, the garden is neatly laid to lawn with a patio area and new fenced boundaries. A detached double garage is located to the rear with access via the secure gated service road.

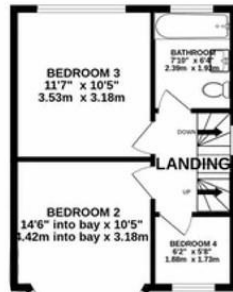
The property is situated within walking distance of Rayners Lane Metropolitan/ Piccadilly line station and schools nearby include Roxbourne and Newton Farm first and middle, Heathland Primary and Rooks Heath secondary and sixth form college.



GROUND FLOOR
1176 sq.ft. (109.3 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



2ND FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA: 1883 sq.ft. (174.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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