![Property photograph of house at Drake Road, Harrow]

Andrew Pearce
PINNER

A traditional three bedroom, end of terrace, 'Nash' built family home, occupying a prime residential location within the catchment of the highly regarded Newton Farm Primary School.

The interior layout comprises: Entrance hallway, leading through to a large through lounge of 30ft length, featuring a front aspect bay window and sliding glass doors looking out on the beautifully maintained gardens. The kitchen benefits from fitted units, ample counter top space, integrated hob/oven and back door leading out to the patio.

To the first floor, the landing leads through to all rooms including two large double bedrooms, both measuring a generous 12' x 10'5''. A single third bedroom and a family bathroom / W.C. neatly finished with tiled walls and flooring, complete the upstairs accommodation.

Outside, the front garden has been neatly paved, providing off street parking for two vehicles. A secure gated side access leads through to the rear.
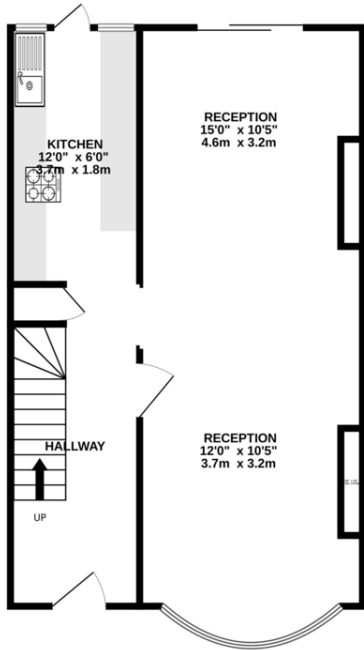
To the rear, the tidy garden enjoys the benefit of a highly favoured southerly aspect. The garden features a paved patio and pathway, a neat area of lawn with a variety of shrubs and a trees. A detached garage is located to the far end of the plot with access via the secure gated service road.
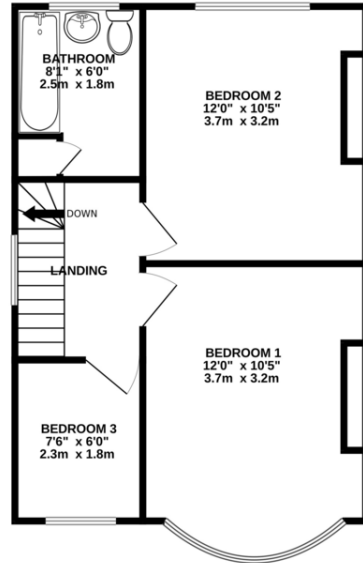
The property is situated within 10 minutes' walk of Rayners Lane shopping and transport facilities, including Metropolitan / Piccadilly line station and is within a short stroll of Newton Farm Primary School.

The property is offered for sale 'Chain Free'.

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.

KITCHEN
12'0" x 6'0"
3.7m x 1.8m

RECEPTION
15'0" x 10'5"
4.6m x 3.2m

HALLWAY

RECEPTION
12'0" x 10'5"
3.7m x 3.2m

UP

1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.

BATHROOM
8'1" x 6'0"
2.5m x 1.8m

BEDROOM 2
12'0" x 10'5"
3.7m x 3.2m

DOWN

LANDING

BEDROOM 1
12'0" x 10'5"
3.7m x 3.2m

BEDROOM 3
7'6" x 6'0"
2.3m x 1.8m

TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		