




Andrew Pearce
PINNER

RAYNERS LANE, HARROW, MIDDLESEX HA2 9TU **£605,000**



An impressive, larger style, three bedroom semi detached family home, presented in first class order, featuring extended accommodation to the ground floor.

The property occupies a prime position opposite Harrow Cricket Club grounds and is within a short stroll of Rayners Lane shopping centre and Metropolitan / Piccadilly line station. The interior layout comprises:

Extended entrance hallway with understairs storage, leading through to a spacious through living / dining room with a large bay window to the front and doors out to the rear garden. Both chimney breasts have been removed, proving more space. Further off the hallway is the fitted kitchen, which is extensively fitted with a range of modern units, ample counter tops and an integrated oven and hob. Completing the ground floor is a contemporary W.C. with wash basin, neatly finished with tiled walls and flooring.

To the first floor, the landing leads through all rooms including the principal bedroom with a front aspect bay window and fitted wardrobes, a second very spacious double bedroom to the rear also featuring fitted wardrobes and a single third bedroom. Completing the overall layout is the modern family bathroom and separate W.C.

Access to the loft is via the hatch on the landing and it would lend itself ideally for conversion into a further en-suite bedroom.

Outside, the private block paved driveway to the front provides off street parking for two cars. To the rear, the neat and tidy garden enjoys the benefit of a southerly aspect and is laid mainly to lawn with a paved patio, shrubs borders and a mature hedgerow. A detached garage is situated to the far end of the plot with access via the secure gated service road.

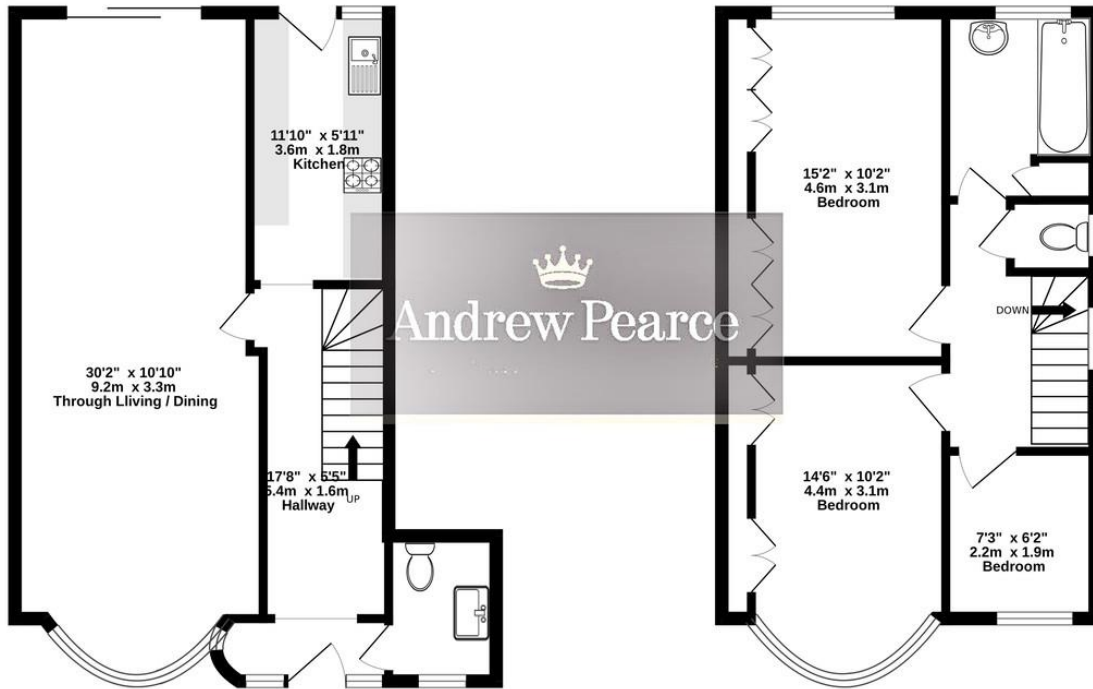
The generous plot provides scope to extend, single storey to the rear and double storey to the side, subject to planning approval .

The property is located within a short stroll of Rayners Lane Metropolitan / Piccadilly Line station and local schools include Roxbourne and Newton Farm Primaries, along with Heathlands, Whitmore and Rooks Heath college.



GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.

1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.1 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 | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



