



EXETER ROAD, HARROW, HA2 9PQ £665,000



A larger style, four bedroom end of terrace family home of generous proportions, occupying a large, mature plot on a pleasant tree lined road. Chain free sale.

The property is rich with 1930's character, with large bay windows and classic interior features.

The accommodation comprises: A fully enclosed entrance porch, hallway with understairs storage cupboard, a spacious through living / dining room leading through to a double glazed conservatory. The fitted kitchen to the rear completes the ground floor layout.

To the first floor, the landing leads through to all rooms including the principal bedroom, with a large bay window to the front aspect, a second double bedroom to the rear and a third double bedroom with twin 'oriel' windows to the front aspect, all featuring fitted wardrobes.

Completing the overall layout is a fourth, rear aspect bedroom along with a bathroom / W.C. The loft is accessible via the hatch on the landing and it would lend itself, ideally for conversion into a further bedroom with en-suite, subject to planning.

Outside, the private driveway is crazy paved providing off street parking for up to three cars and access to the integral garage. The front garden is finished with a variety of shrubs and conifers and a gated side passageway leads through to the rear garden.

To the rear, the south west facing garden extends to 100ft. in length and is very well established with a large expanse of lawn, a good size patio, a variety of shrubs and conifer hedgerow, all set within fenced boundaries. A further detached double garage is situated to the far end of the plot, with access via the secure gated service road.

The generous plot provides considerable scope to extend further. Harrow Council currently permit up to six metres, single story to the rear subject to planning approval.

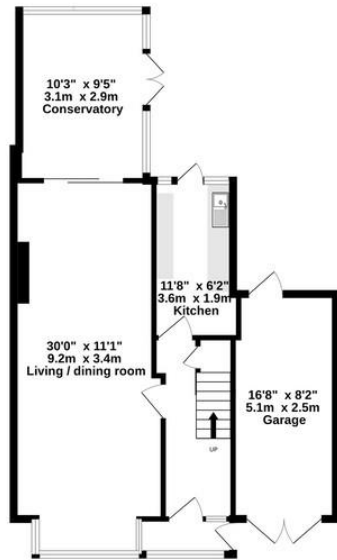
Exeter Road is a pleasant tree lined road featuring a variation of property styles and the property is situated within 15 minutes' walk of Rayners Lane shops and Metropolitan / Piccadilly line station. Roxbourne Primary School is within a short stroll.

Tenure Freehold

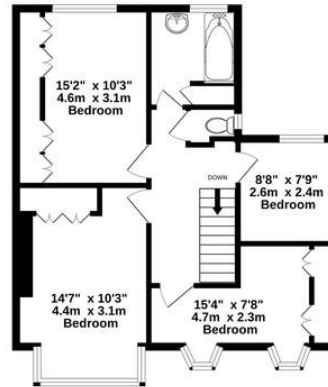
Council Tax Band E £2,794.40



GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 1589 sq.ft. (147.7 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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