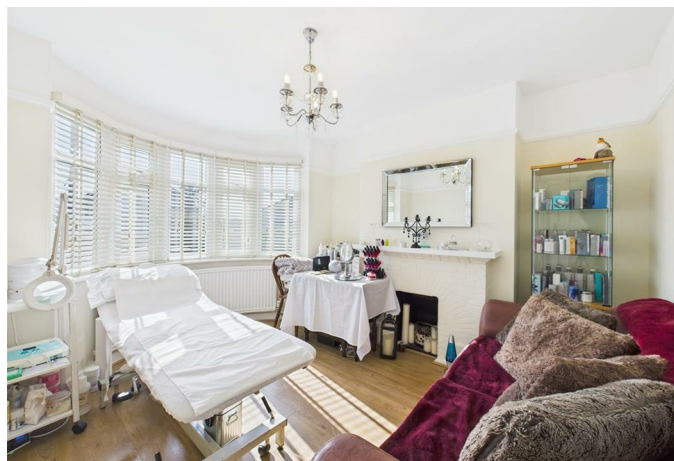




Eastcote Lane, Harrow, HA2 9AQ



We are delighted to present to the market this delightful three bedroom terraced home. The property is conveniently situated for local shopping parades and transport facilities and briefly comprises: Bay fronted living room, dining room, modern bathroom suite and fitted kitchen. The property benefits include: Sun Room, double glazing, gas central heating, large rear garden and parking space to rear. This property is ideally located between Rayners Lane & South Harrow with their wide range of shopping facilities, bus routes and rail links. It is also ideally set for highly regarded local schools such as Rooks Heath, Heathland, Roxbourne and Whitmore.



### ENTRANCE HALL

Front aspect double glazed frosted door, front aspect double glazed window, under stairs storage cupboard, stairs to first floor landing, doors to;

### FRONT ROOM

Front aspect double glazed bay window, radiator.

### LIVING ROOM

Rear aspect double glazed sliding patio doors leading to rear garden, radiator, gas fireplace.

### KITCHEN

Rear aspect double glazed frosted window, a range of base and eye level units, stainless steel sink, oven and gas stove with four hob rings, extractor fan, fridge/freezer, tiled splashback, radiator, door to;



### LEAN TO

Dual aspect windows, space for washing machine and dryer, door to rear garden.

### LANDING

Loft hatch, doors to;

### MASTER BEDROOM

Front aspect double glazed window, radiator.

### BEDROOM TWO

Rear aspect double glazed window, radiator.

### BEDROOM THREE

Front aspect double glazed window, radiator.

### BATHROOM

Rear aspect double glazed frosted window, part tiled walls, panel enclosed bathtub with mixer taps and shower attachment, low level w/c, wash hand basin, radiator, airing cupboard.

### GARDEN

Mainly laid to lawn, patio area, storage shed, rear access from service road, space for parked vehicle.

### COUNCIL TAX

London Borough of Harrow - Band D - £2,395.86

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

### DISTANCE TO STATIONS

Northolt Park (0.8 Mile)- Chiltern Railways  
Rayners Lane (1 Mile)- Metropolitan/ Piccadilly Line  
South Ruislip (1.5 Mile)- Central line

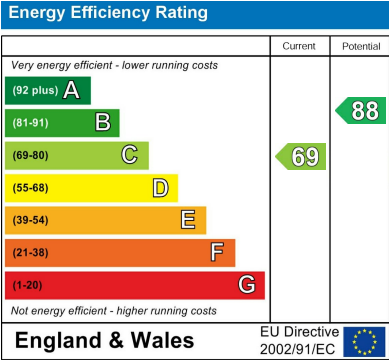
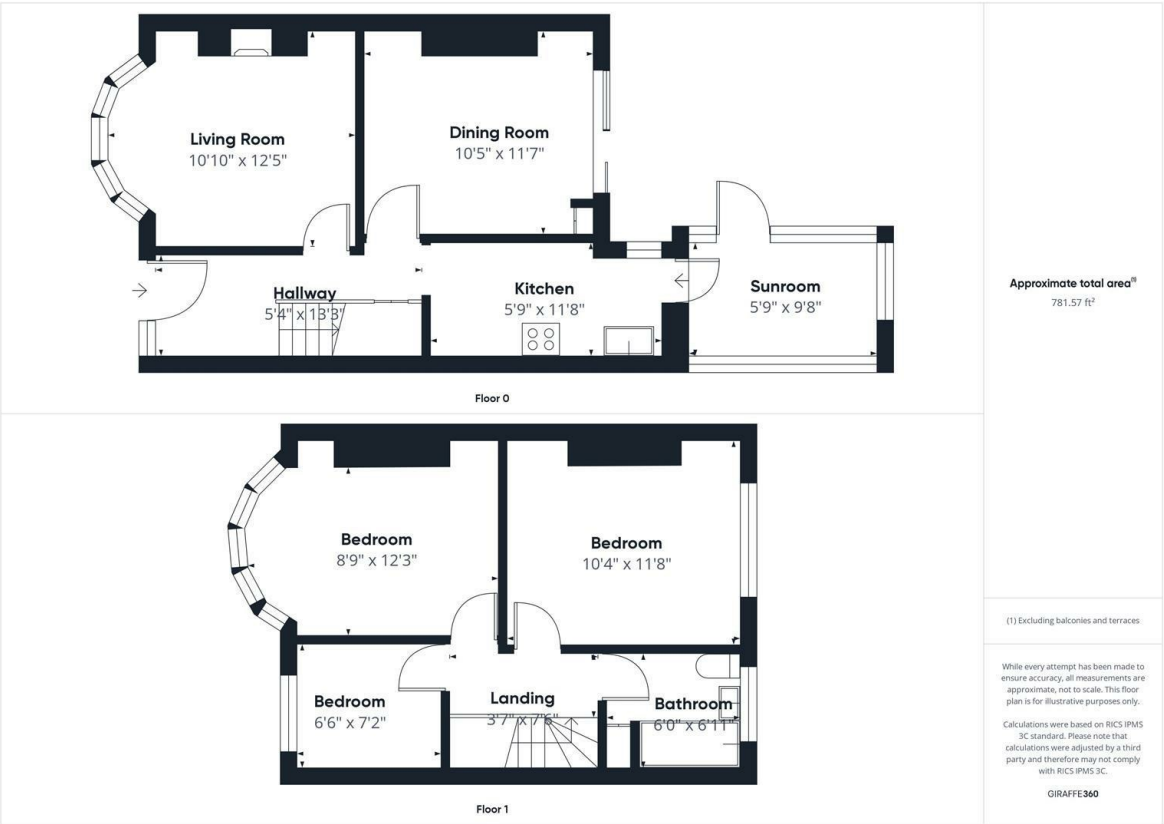
73 Victoria Road, Ruislip Manor, Middlesex, HA4 9BH

T: 01895 699077

[ruislipmanor@gibsonhoney.co.uk](mailto:ruislipmanor@gibsonhoney.co.uk)

[www.gibsonhoney.co.uk](http://www.gibsonhoney.co.uk)





You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.