



**A 3 BEDROOM, 2 BATHROOM HOME WITH SCOPE TO FURTHER EXTEND (STPP)**

Exeter Road, Harrow, HA2 9PQ

**ROBSONS**



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**TWO RECEPTION ROOMS • MODERN KITCHEN • THREE BEDROOMS • TWO BATH/SHOWER ROOMS • PRIVATE GARDEN • OFF-STREET PARKING • DOUBLE GARAGE TO REAR • SCOPE TO FURTHER EXTEND (STPP)**

### Description

A bright and well-appointed three-bedroom, two-bathroom family home with a well-presented garden, off-street parking and a double garage to the rear, situated a short distance from Eastcote's amenities. The property has scope to further extend (STPP).

The ground floor comprises an entrance hallway with stairs to the first floor and access to a shower room & WC. There are two reception rooms with one leading through to an impressive kitchen / breakfast room that in turn provides access to the garden. The kitchen features a range of modern units with ample storage space and integrated appliances, with the added benefit of a large kitchen island. To the first floor there are two double bedrooms with fitted wardrobes, a further bedroom and a three-piece family bathroom.







Externally, the property boasts a well-maintained, private garden that is part lawn and part patio, with access to a double garage at the rear. Off-street parking is available to the front of the property via your own driveway.

### **Location**

Exeter Road is located a short distance from both Eastcote and Rayners Lane High Street, and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, nearby Eastcote and Rayners Lane stations provide a frequent service into London via the Metropolitan Line and the Piccadilly Line, with local bus routes easily accessible.

The area is well served by primary and secondary schooling, with Roxbourne Primary School and Field End Infant school close by, with a number of local parks and recreational facilities within the area.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: D

Energy Efficiency Rating: TBC

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 020 8866 8083.





Approximate Gross Internal Area  
Ground Floor = 62.5 sq m / 673 sq ft  
First Floor = 43.6 sq m / 469 sq ft  
Garage = 25.5 sq m / 274 sq ft  
Total = 131.6 sq m / 1,416 sq ft



Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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