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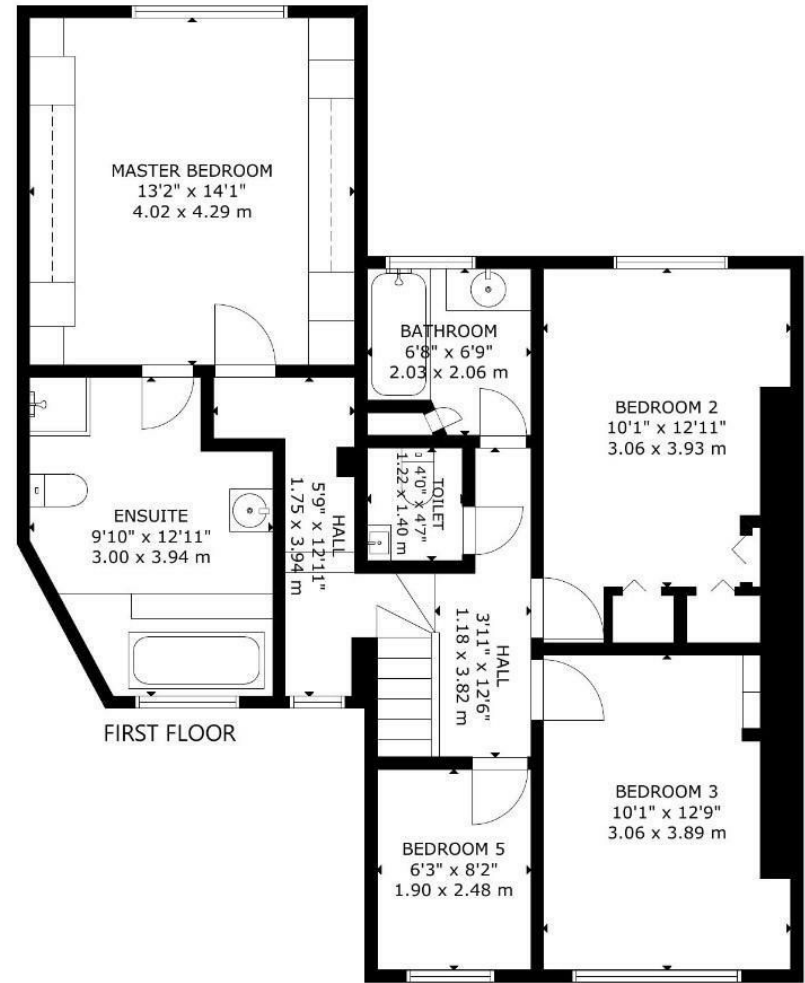
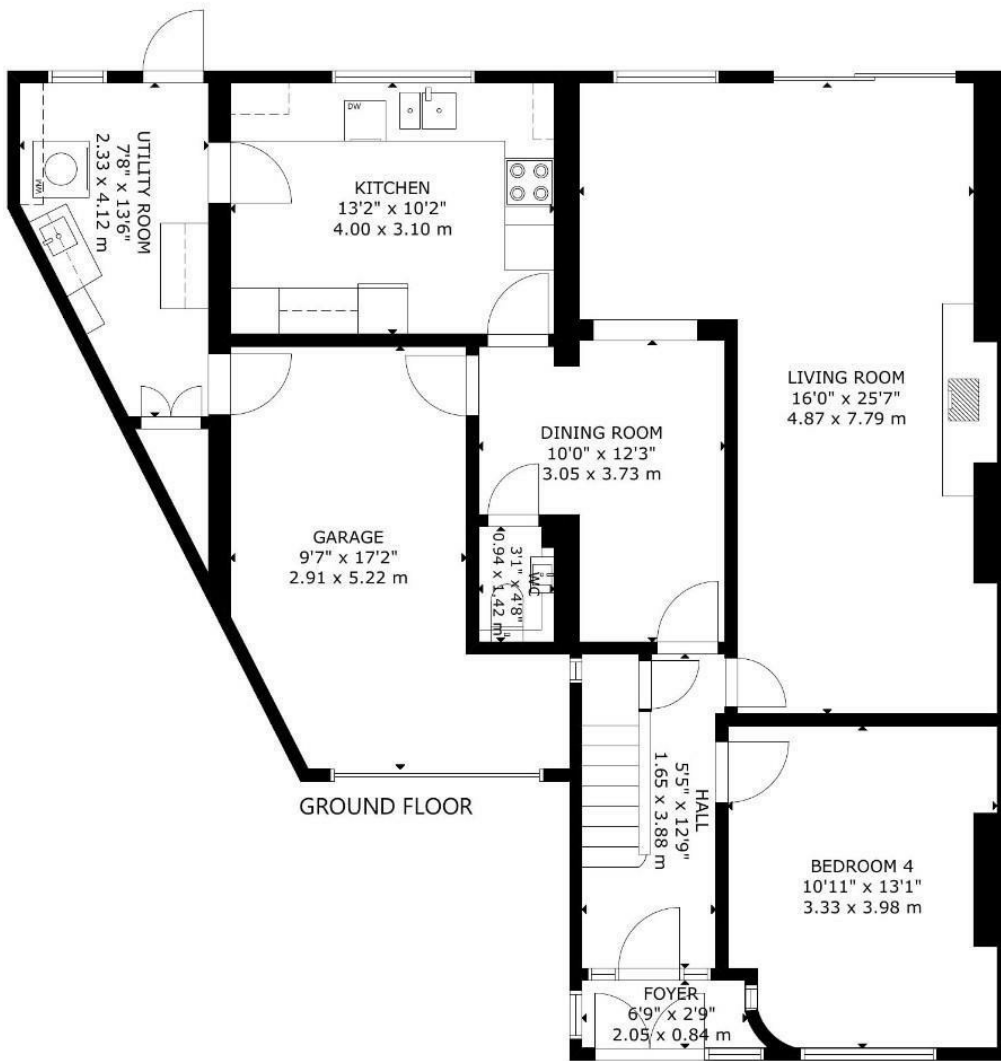
17 Raynton Close, Harrow, HA2 9TD

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Offers In Excess Of £750,000

A spacious five bedroom semi detached family house (164 sq.m/1764 sq.ft), which is located off High Worples within walking distance of local shops, restaurants, coffee houses, Metropolitan & Piccadilly Line tube stations at Rayners Lane, and within easy reach of Newton Farm Infant and Junior School and Pinner High School (both Ofsted Outstanding). The accommodation on the ground floor comprises of an entrance foyer leading to own front door, an entrance hall with a storage cupboard, a 13'1 x 10'11 bedroom, a 25'7 x 16'0 living room with a 12'3 x 10'0 dining area and a 13'2 x 10'2 modern fitted kitchen with the benefit of a utility area situated next to the kitchen. On the first floor there are three double bedrooms (one with a large en-suite) with fitted wardrobes, a further single bedroom, a family bathroom and a separate WC. Outside to the front there is a 17'7ft garage own drive with off street parking for two to three cars, a large rear garden with patio area leading to lawn with shrub and flowering borders backing onto Roxbourne Park and not overlooked. The property benefits from being sold chain free along with the potential to further extend for any growing family (subject to planning permission).

Hunters Brentford 6 Ferry Quays, Brentford, TW8 0AT | 0208 568 2929
brentford@hunters.com | www.hunters.com




GROSS INTERNAL AREA
 TOTAL: 164 m²/1,764 sq ft
 GROUND FLOOR: 88 m²/945 sq ft, FIRST FLOOR: 76 m²/819 sq ft
 EXCLUDED AREA: GARAGE: 16 m²/174 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



| Energy Efficiency Rating | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | Current | Potential |
|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|---|
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



