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**ROBERTSON  
PHILLIPS**

Est. 1991



**Canterbury Road, Harrow**

**£2,300 P.C.M**

**Key Features include:**

- Three Bedrooms
- Semi Detached
- Gas Central Heating
- Double Glazing
- Conservatory
- Downstairs Cloakroom
- Large Garden
- Unfurnished

# Property Overview:

This extended THREE BEDROOM semi detached house boasts contemporary interiors throughout, ideally situated within a mile of Nower Hill Secondary School and a short walk to North Harrow's shops and Metropolitan line station, ideal for a growing family. UNFURNISHED

## Accommodation:

### Entrance Hall 0' 0" x 0' 0" (0m x 0m)

Laminate floor and stairs.

### WC 1.30m (4'3") x 0.72m (2'4")

Window to side, low level flush WC, small wash hand basin and mirror over.

### Lounge/Dining Room 26' 7" x 11' 9" (8.10m x 3.58m)

Window to side, window to front, fitted carpet and double doors to: -

### Conservatory 9' 7" x 8' 1" (2.92m x 2.46m)

Two windows to rear, two windows to side, door to rear garden and fitted carpet.

### Kitchen 12' 0" x 7' 9" (3.65m x 2.36m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, american style fridge/freezer, range cooker with double electric fan assisted oven, five ring gas hob with extractor hood over, window to rear, window to side and vinyl flooring. Door to side access leading to rear garden and lean to.

### Lean To

Window to rear, door to front and door to rear. Housing washing machine, tumble dryer and additional fridge/freezer.

### Landing 2.27m (7'5") x 1.99m (6'6")

Window to side, fitted carpet, door to:

### Principal Bedroom 14' 6" x 10' 8" (4.42m x 3.25m)

Window to side, window to front, 2 x triple wardrobes and carpet.

### Bedroom 2 11' 9" x 10' 8" (3.58m x 3.25m)

Window to rear, carpet and triple wardrobe.

### Bedroom 3 7' 9" x 6' 7" (2.36m x 2.01m)

Window to front and carpet.

### Shower Room 0' 0" x 0' 0" (0m x 0m)

Modern suite including double shower enclosure, fitted vanity wash hand basin with drawers under, mixer tap, tiled surround, LED mirror, shaver point low-level flush WC, window to side, heated towel rail and ceramic tiled flooring.

### Outside

Off street parking for one car and attractive rear garden with patio area and lawn.

**Council Tax Band: D EPC Rating: D**



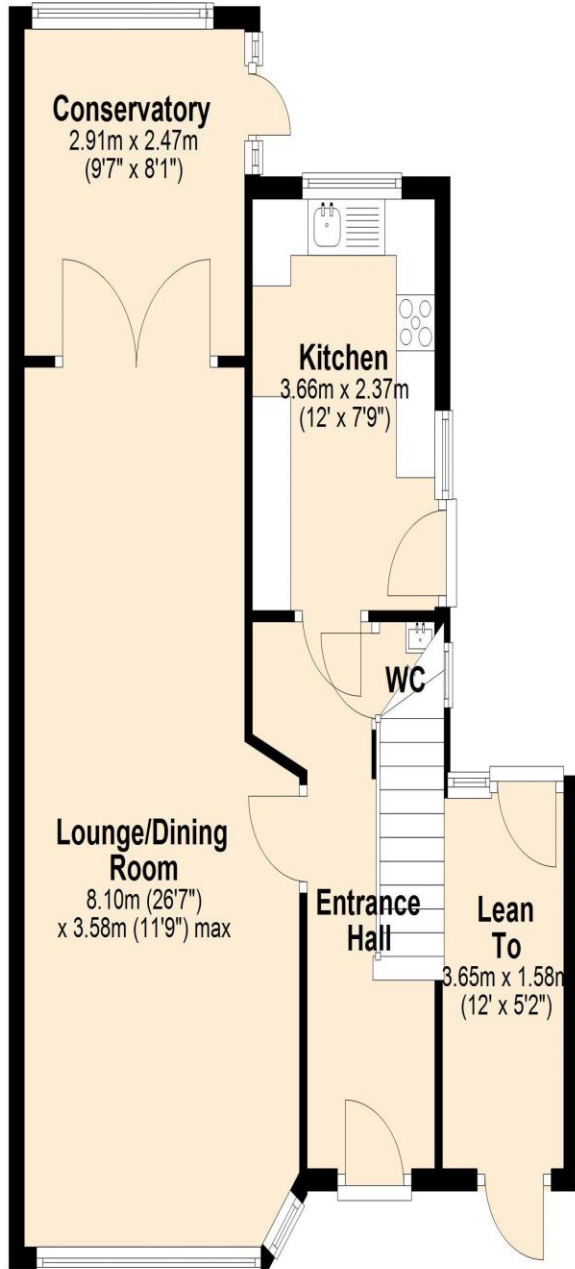


To arrange a viewing call:  
**020 8421 4847**

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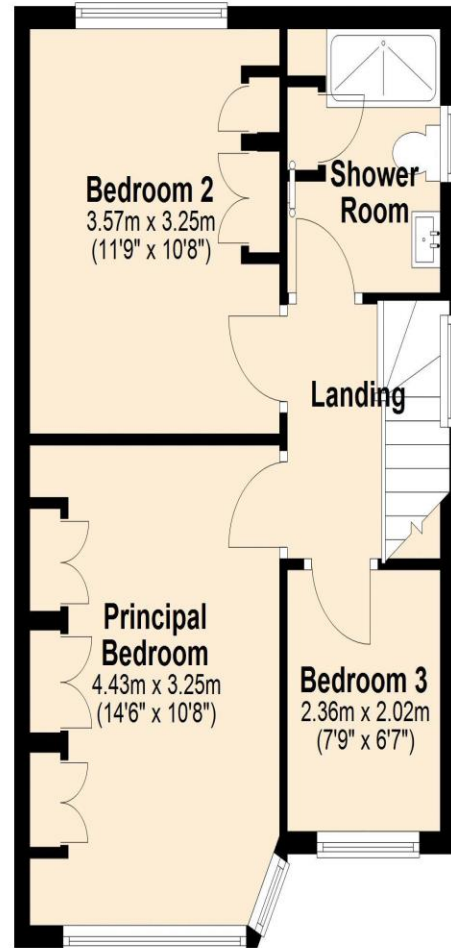
## Ground Floor

Approx. 58.3 sq. metres (627.5 sq. feet)



## First Floor

Approx. 40.7 sq. metres (438.3 sq. feet)



Total area: approx. 99.0 sq. metres (1065.8 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**DISCLAIMER:** Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

**Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.**