

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Butler Road, Harrow

£2,400 P.C.M

Key Features include:

- Four Bedrooms
- Two Bathrooms
- Two Receptions
- Mid Terraced
- Gas Central Heating
- Double Glazing
- Rear Garden
- Street Parking
- Part Furnished/Unfurnished

Property Overview:

Perfectly positioned in the heart of West Harrow, this well presented **FOUR BEDROOM, TWO BATHROOM** mid terrace home is moments from West Harrow station allowing swift access into Central London and the ever popular Vaughan Primary School. Part Furnished/Unfurnished

Accommodation:

Entrance Hall 13' 4" x 3' 2" (4.06m x 0.96m)

Stairs, door to:

WC 5' 8" x 3' 2" (1.73m x 0.96m)

Low level WC, wash hand basin and heated towel rail.

Lounge Area 13' 9" x 13' 4" (4.19m x 4.06m)

Bay window to front, wood laminate flooring, selection of white shelving units and open plan leading to: -

Dining Area 14' 0" x 11' 3" (4.26m x 3.43m)

Laminate flooring, selection of white shelving units and sliding door to: -

Kitchen 8' 7" x 8' 7" (2.61m x 2.61m)

Modern range of low and wall fitted cupboards, fridge/freezer, dishwasher, electric fan assisted oven, four ring gas hob, extractor hood over, sink/drain, window to side and double doors leading to rear garden.

Utility Room 6' 1" x 5' 9" (1.85m x 1.75m)

Window to rear, boiler, washing machine, tumble dryer and door leading to rear garden.

Landing

Stairs

Bedroom 1 12' 6" x 11' 4" (3.81m x 3.45m)

Two single beds, window to front and carpet.

Bedroom 2 12' 3" x 11' 4" (3.73m x 3.45m)

Window to rear, double wardrobe, double bed and fitted carpet.

Bedroom 3 9' 0" x 5' 9" (2.74m x 1.75m)

Window to front and carpet.

Shower Room 5' 8" x 4' 7" (1.73m x 1.40m)

Window to rear, recessed shower cubicle, low level WC and wash hand basin.

Landing

White hanging wall cupboard and door to:-

Bedroom 4 14' 1" x 10' 6" (4.29m x 3.20m)

Skylight and carpet.

Bathroom 7' 6" x 6' 5" (2.28m x 1.95m)

Modern suite including bath, wash hand basin, low level flush WC, skylight, and heated towel rail.

Outside

Rear garden patio and parking on street to front on a first come, first serve basis.

Council Tax Band: E EPC Rating: C



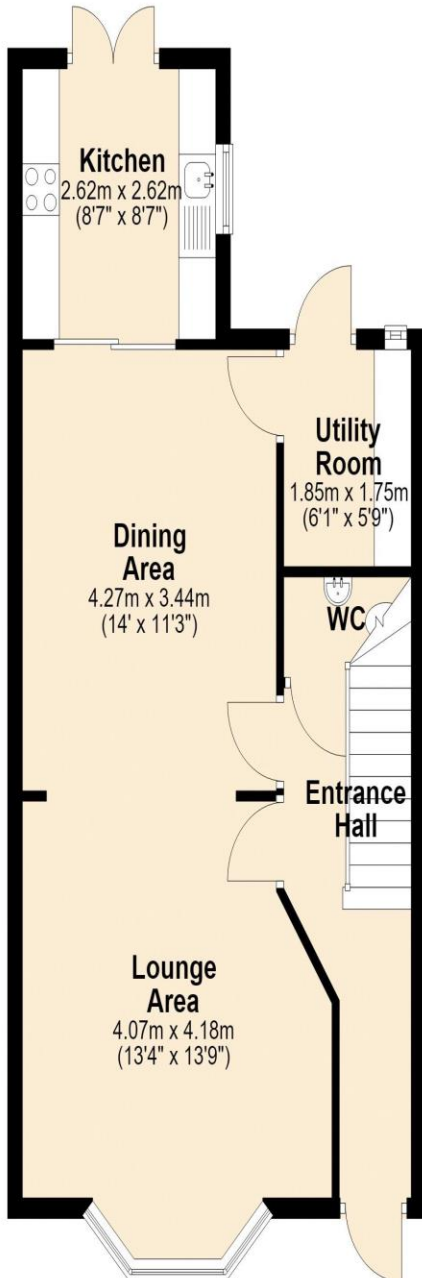


To arrange a viewing call:
020 8421 4847

Robertson Phillips
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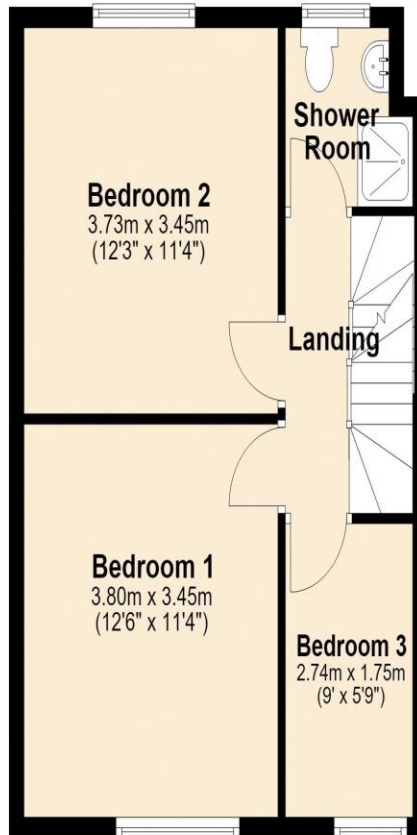
Ground Floor

Approx. 50.2 sq. metres (540.8 sq. feet)



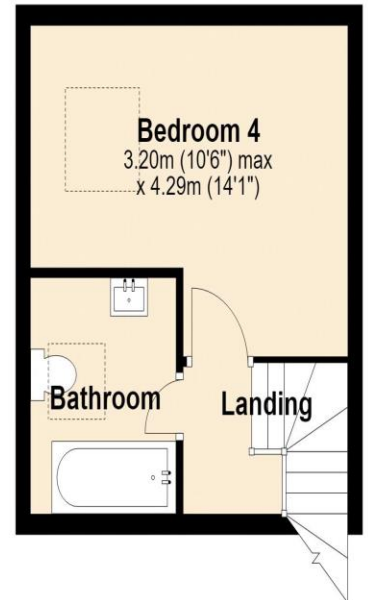
First Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



Second Floor

Approx. 20.3 sq. metres (218.1 sq. feet)



Total area: approx. 110.4 sq. metres (1188.6 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	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.