

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Canterbury Road, Harrow

£2,200 P.C.M

Key Features include:

- Three Bedrooms
- Semi Detached
- Downstairs Cloakroom
- Open Plan Living
- Double Glazing
- Gas Central Heating
- New Carpets
- Off Street Parking
- Unfurnished

Property Overview:

This bright and contemporary **THREE BEDROOM** semi detached house is positioned within walking distance to North Harrow station with its array of shops and Vaughan Primary School as well as Nower Hill Secondary School.
UNFURNISHED

Accommodation:

WC

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

Lounge Area 17' 9" x 14' 9" (5.41m x 4.49m)

Window to front, fireplace, laminate flooring, stairs, open plan to:-

Kitchen/Breakfast Room 15' 3" x 11' 9" (4.64m x 3.58m)

Fitted with a matching range of base and eye level units, stainless steel sink with single drainer and mixer tap, dishwasher, washing machine, fitted electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, two windows to rear, vinyl flooring and sliding door to rear garden.

Landing

Fitted carpet, door to:-

Bedroom 1 14' 9" x 10' 9" (4.49m x 3.27m)

Window to front and fitted carpet.

Bedroom 2 11' 9" x 10' 9" (3.58m x 3.27m)

Window to rear, storage cupboard including small immersion hot water tank to provide hot water to taps throughout and fitted carpet.

Bedroom 3 7' 10" x 6' 7" (2.39m x 2.01m)

Window to front and fitted carpet.

Shower Room

Modern suite including shower cubicle with electric shower, vanity wash hand basin with cupboards under, low-level flush WC, tiled surround, window to side, heated towel rail and vinyl flooring.

Outside

Off street parking for up to two cars and rear garden with patio and lawn.

Council Tax Band: D EPC Rating: TBC



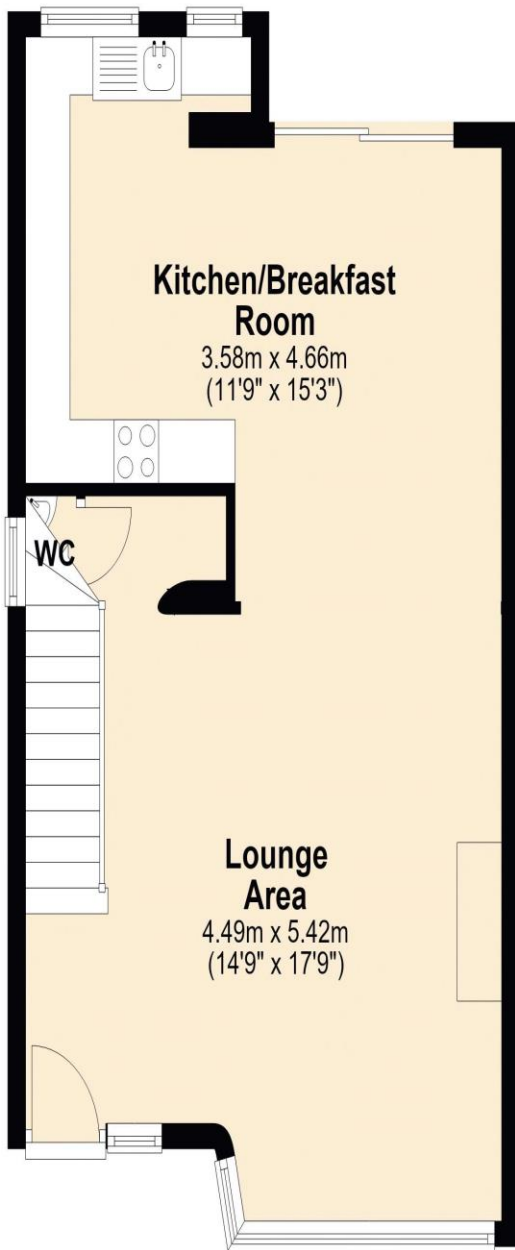


To arrange a viewing call:
020 8421 4847

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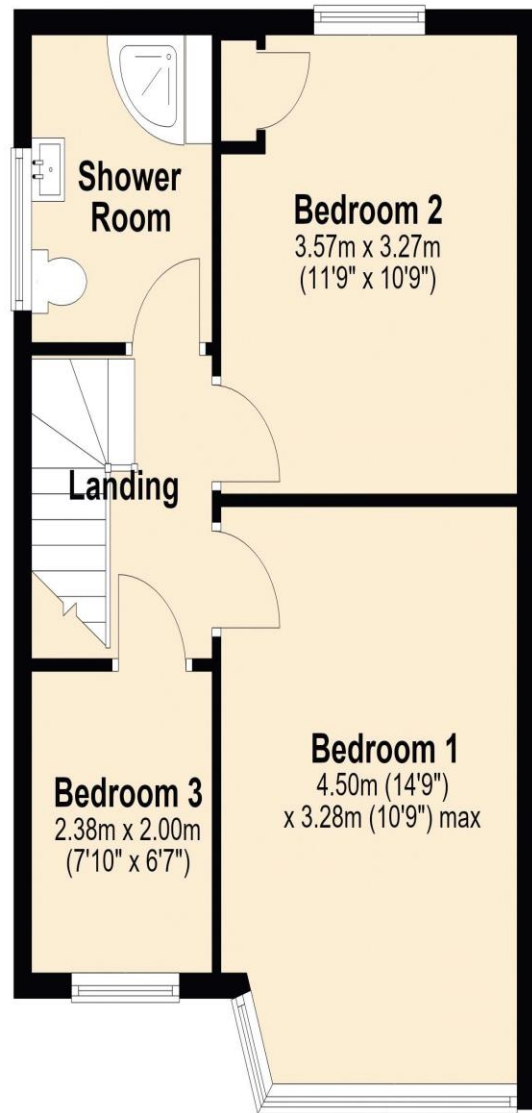
Ground Floor

Approx. 44.1 sq. metres (474.6 sq. feet)



First Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



Total area: approx. 87.0 sq. metres (936.5 sq. feet)



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.