

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Eastleigh Avenue, South Harrow

£2,300 P.C.M

Key Features include:

- Four Bedrooms
- En-Suite Shower Room
- Mid Terraced
- Gas Central Heating
- Double Glazing
- Parking On Street
- Unfurnished

Property Overview:

This deceptively spacious and contemporary **FOUR BEDROOM, TWO BATHROOM** mid terraced house is situated in a quiet cul-de-sac within a short walk to South Harrow station and its sought after shops. **UNFURNISHED**

Accommodation:

Porch

Two windows to side, two windows to front, window to rear, door to:-

Entrance Hall

Fitted carpet, stairs, door to:-

Lounge Area 13' 1" x 11' 7" (3.98m x 3.53m)

Window to front, nets, curtains and fitted carpet open plan to:-

Dining Area 13' 7" x 9' 9" (4.14m x 2.97m)

Fitted carpet, double patio doors to rear garden, curtains, under stairs storage cupboard and door to:-

Kitchen 12' 1" x 6' 8" (3.68m x 2.03m)

Fitted with a modern matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, fridge/freezer, washing machine, electric oven, gas hob, extractor hood, window to side, window to rear and vinyl flooring.

Conservatory 7' 4" x 6' 9" (2.23m x 2.06m)

Window to rear, sides and door to rear garden.

Landing

Fitted carpet, stairs, door to:-

Bedroom 2 12' 4" x 10' 1" (3.76m x 3.07m)

Window to side, window to front, laminate flooring, curtains and range of fitted wardrobes.

Bedroom 3 10' 9" x 10' 0" (3.27m x 3.05m)

Window to rear, curtains, range of fitted wardrobes and laminate flooring.

Bedroom 4 6' 7" x 5' 9" (2.01m x 1.75m)

Window to front, curtains and laminate flooring.

Bathroom

Fitted with modern three piece suite comprising deep panelled bath with shower attachment, shower screen, vanity wash hand basin with cupboards under, mixer tap, mirror, low-level flush WC, tiled surround, window to rear and vinyl flooring.

Landing

Carpet, door to:-

Master Bedroom 19' 4" x 16' 1" (5.89m x 4.90m) MAX

Two skylights, window to rear, curtains, fitted chest of 6 drawers, range of fitted wardrobes, laminate flooring and door to-

En-suite Shower Room

Modern suite with shower enclosure, vanity wash hand basin with cupboards under, mixer tap, mirror, low-level flush WC, tiled surround, window to rear and vinyl flooring.

Outside

Parking on street and rear garden with patio area and lawn.

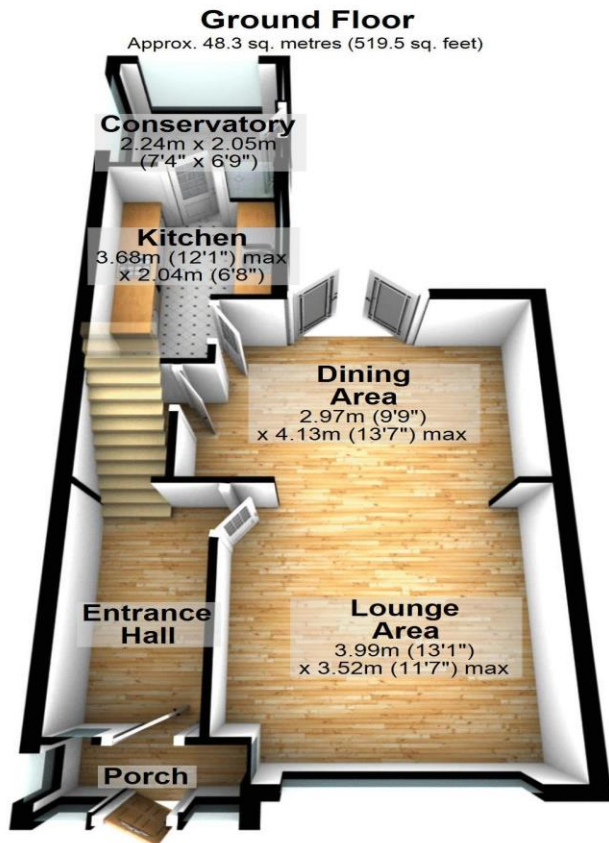
Council Tax Band: D EPC Rating: D





To arrange a viewing call:
020 8421 4847

Robertson Phillips
262a Uxbridge Road, Hatch End, Pinner, HA5 4HS



Total area: approx. 113.4 sq. metres (1221.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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.