

**ROBERTSON PHILLIPS**  
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**ROBERTSON  
PHILLIPS**

Est. 1991



**Parkthorne Drive, Harrow**

**£2,500 P.C.M**

**Key Features include:**

- Three/Four Bedrooms
- Semi Detached
- Gas Central Heating
- Double Glazing
- Alarm
- Newly Painted Throughout
- Off Street Parking
- Single Garage
- Part Furnished

# Property Overview:

This newly painted, contemporary **THREE/FOUR** bedroom semi detached house is positioned in North Harrow within walking distance to it's Metropolitan line station and sought after shops. **PART FURNISHED**

## Accommodation:

### Entrance Hall

Two windows to front, laminate flooring, stairs, door to:-

### Living Room 13' 6" x 12' 7" (4.11m x 3.83m)

Bay window to front, curtains, range of fitted wardrobes, laminate flooring and storage cupboard.

### Dining Room 14' 6" x 10' 4" (4.42m x 3.15m)

Two windows to rear, laminate flooring, dining table and chairs and curtains.

### Kitchen 8' 7" x 8' 6" (2.61m x 2.59m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, integrated washing machine, free standing fridge/freezer, electric fan assisted oven, built-in four ring gas hob with extractor hood over, window to rear, ceramic tiled flooring, door to side external access and door to:-

### WC

Low level flush WC and small sink.

### Landing

Fitted carpet, door to:

### Master Bedroom 14' 7" x 10' 6" (4.44m x 3.20m)

Bay window to front, range of fitted wardrobes and laminate flooring.

### Bedroom 2 12' 4" x 10' 6" (3.76m x 3.20m)

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

### Bedroom 3 8' 1" x 7' 7" (2.46m x 2.31m)

Bay window to front, fitted wardrobe and laminate flooring.

### Shower Room

Modern suite including double shower area with shower curtain and glass screen, vanity wash hand basin with cupboards under, mirrored cabinet, tiled surround, window to rear, storage cupboard, heated towel rail and ceramic tiled flooring.

### Separate WC

Window to side, low level flush WC.

### Garage

Window to rear, door from rear garden and up and over door to front.

**Council Tax Band: E**

**EPC Rating: D**



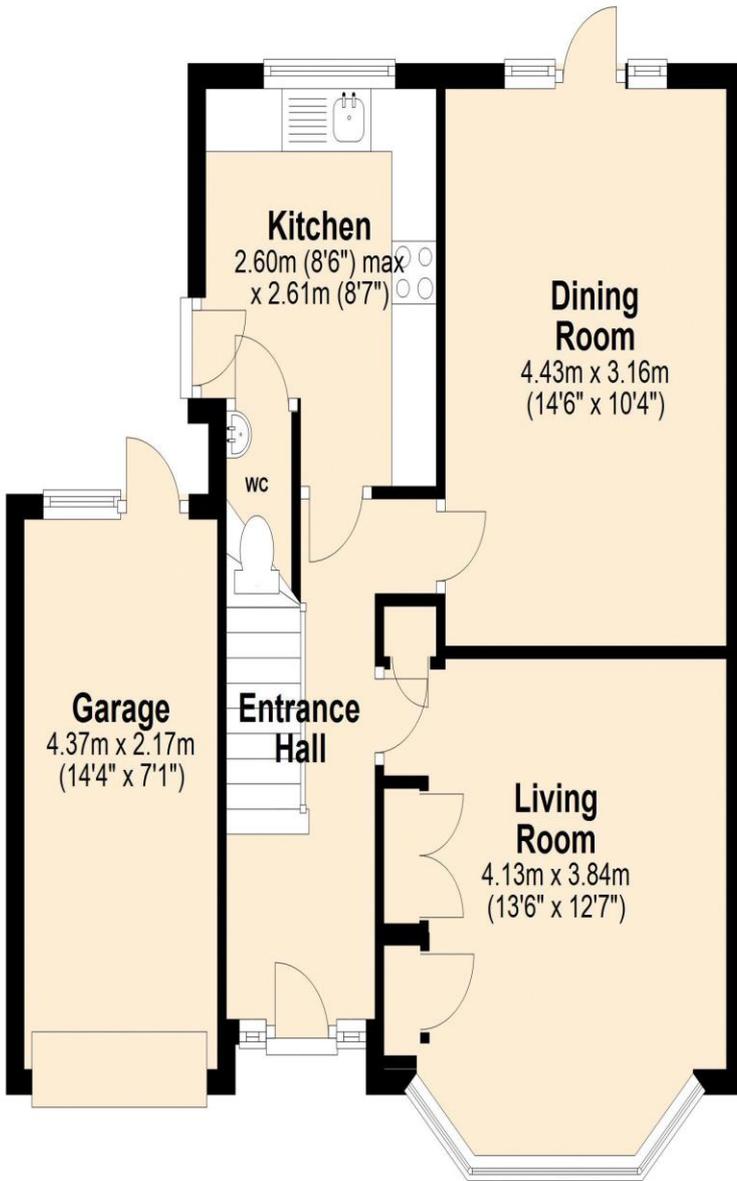


To arrange a viewing call:  
**020 8421 4847**

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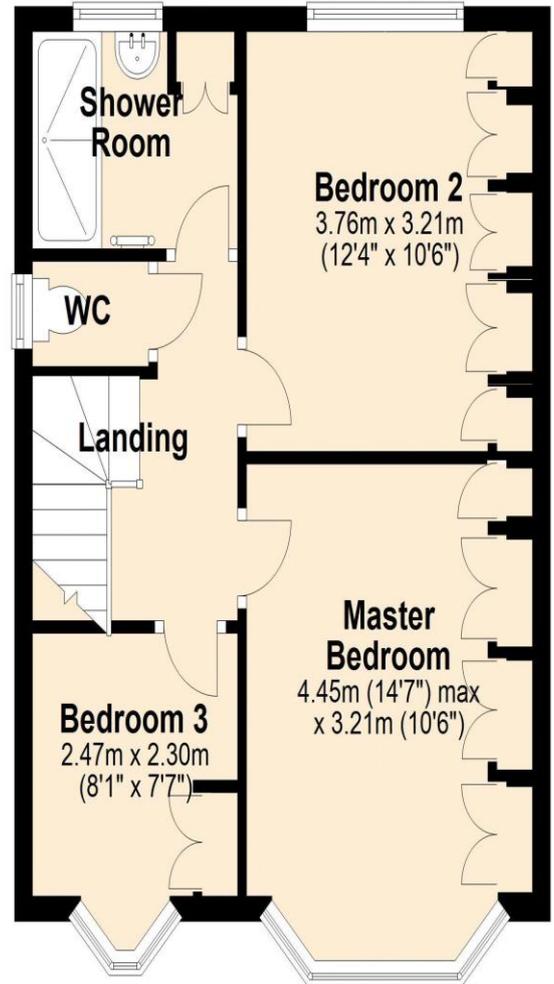
## Ground Floor

Approx. 57.3 sq. metres (617.0 sq. feet)



## First Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



Total area: approx. 96.3 sq. metres (1036.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

**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.**