



Kings Road, Rayners Lane HA2 9JH

3 bed extended end of terrace house offering larger than average accommodation Benefitting downstairs shower room/w.c., reception one 14'6 x 11'0, reception two 23'8 x 10'5, large kitchen/breakfast room 15'4 (opening to 20'1) x 12'1. On the first floor there are 3 bedrooms and family bathroom. Gas central heating and double glazed. Approx. 60' garden and off street parking for 2 cars. Garage to rear of property.

Asking Price Of £529,950

Freehold



- EXTENDED 3 BED END OF TERRACE HOUSE
- 14'5 X 11'0 RECEPTION ONE
- 23'8 X 10'5 RECEPTION TWO
- 20'1 X 15'4 (OPENING TO 20'1) KITCHEN/DINER
- GROUND FLOOR SHOWER ROOM/W.C.
- FAMILY BATHROOM
- GAS C.H. & DOUBLE GLAZED
- APPROX 60' GARDEN
- GARAGE TO REAR
- OFF STREET PARKING 2CARS

Property Description

ENTRANCE PORCH

Upvc double glazed entrance porch. Double glazed entrance door to:-

HALLWAY

Engineered wood flooring, coved ceiling, picture rails, stairs to first floor, understairs cupboard, built in storage cupboard. Doors to:-

GROUND FLOOR SHOWER ROOM/W.C.

Coloured suite comprising fully enclosed shower unit with Aqualisa shower, low level w.c., wall mounted wash hand basin, fully tiled walls, tiled floor, upvc double glazed window, radiator.

RECEPTION ONE

14' 6" x 11' 0" (4.42m x 3.35m) Upvc double glazed bay window, coved ceiling, radiator.

RECEPTION TWO 23' 8" (max.) x 10' 5" (7.21m x 3.18m) L SHAPED

Fireplace with timber surround, engineered wood flooring, upvc double glazed patio doors to garden, radiator.





KITCHEN/BREAKFAST ROOM 15'4" (opening to 20'1) x 12' 1" (4.67m x 3.68m) Range of wood effect wall units, matching base units, engineered wood worktops over, inset stainless steel double drainer sink unit with mixer taps. Plumbed for washing machine, built in oven, fitted gas hob with extractor over, space for oven/fridge freezer, part tiled walls, engineered wood flooring, radiator, upvc double glazed door to garden. Upvc door to front driveway.

FIRST FLOOR LANDING Upvc double glazed window, coved ceiling, access to insulated and boarded loft with power and light via pull down ladder. Doors to:-

BEDROOM ONE 14' 8" x 9' 0" to wardrobes (4.47m x 2.74m) Upvc double glazed bay window, coved ceiling. Range of built in fitted wardrobes, radiator.



BEDROOM TWO 11' 10" x 9' 3" (3.61m x 2.82m) Range of built in cupboards, upvc double glazed window, coved ceiling, radiator.

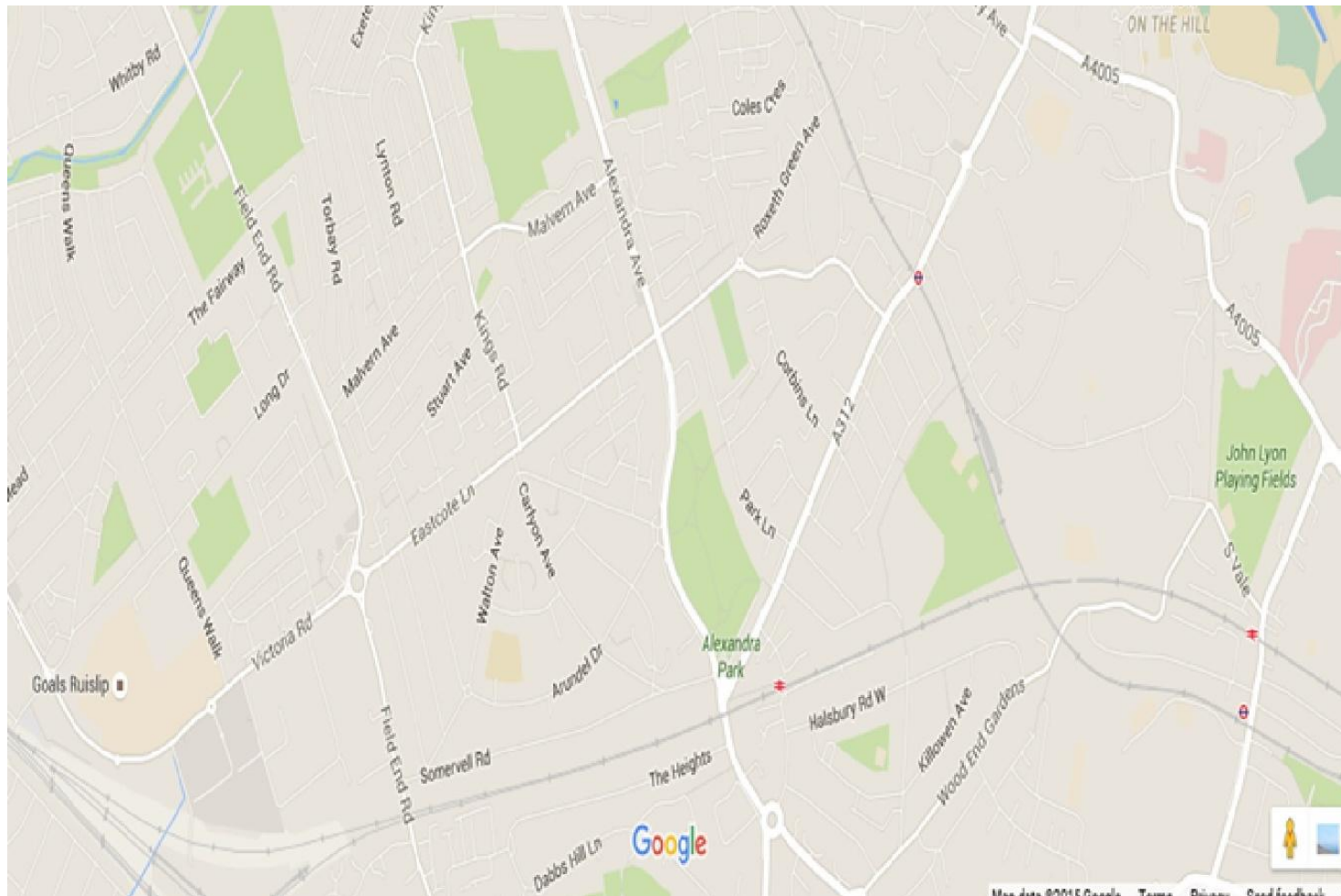
BEDROOM THREE 7' 2" x 6' 2" (2.18m x 1.88m) Upvc double glazed window, coved ceiling.

BATHROOM White suite comprising cast iron panelled bath with mixer taps and shower unit over, vanity wash hand basin with cupboard under, low level w.c., fully tiled walls, tiled floor, built in airing cupboard with hot water cylinder, radiator. aluminium double glazed window.

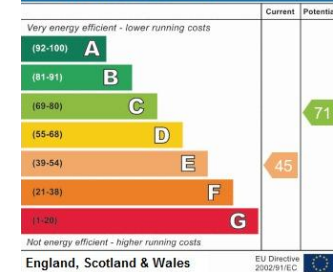
REAR GARDEN Approx. 60' decked area leading to lawn with flower and shrub borders. Brick outhouse. Access to garage at rear.
PAVED OFF STREET PARKING TO FRONT FOR 2 CARS + GARAGE TO REAR OF PROPERTY



MORTGAGES ARRANGED AT COMPETITIVE RATES (Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it). These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.

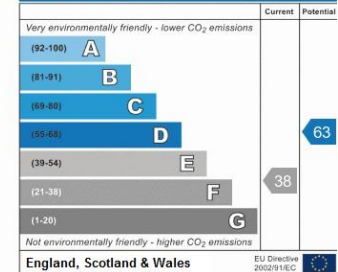


Energy Efficiency Rating



England, Scotland & Wales

Environmental Impact (CO₂) Rating



England, Scotland & Wales