



£1,495,000

Pebworth Road

Harrow

HA1 3UD

EPC Rating 'TBC'

- IMMACULATE FAMILY HOME
- LUXURY MODERN KITCHEN/DINER
- TWO RECEPTIONS
- FOUR BATHROOMS
- DOWNSTAIRS CLOAKROOM
- TRIPLE GLAZED WINDOWS
- FULLY AIR CONDITIONED
- UNDERFLOOR HEATING
- PARKING FOR THREE CARS





ENTRANCE

Upvc triple glazed entrance porch under a pitched tiled roof, double entrance doors to :-

HALLWAY

Stairs to first floor with cupboard under, storage cupboard, radiator, Italian marble floor, entryphone system.

CLOAKROOM

Modern suite comprising low level wc, vanity wash hand basin, fully tiled walls and floor, extractor fan.

RECEPTION ONE

13' 3" x 16' 7" (4.04m x 5.05m)

Upvc triple glazed bay window, coved ceiling, fitted surround sound speakers, wood flooring, radiator.

RECEPTION TWO

16' 8" x 24' 4" (5.08m x 7.42m)

Upvc triple glazed window, coved ceiling, wood flooring, radiator, double glazed doors to garden.

KITCHEN

24' 9" x 11' 1" (7.54m x 3.38m)

Luxury fitted kitchen comprising of matching wall and base units with granite worktops over and breakfast bar, inset stainless steel double sink unit with mixer taps, washing machine, dishwasher, built in double oven with hot pan and separate steam over, gas hob with extractor over, fridge freezer, upvc triple glazed door to garden.

LANDING

Upvc triple glazed window, radiator, entryphone system.

BEDROOM ONE WITH ENSUITE

19' 9" x 12' 7" (6.02m x 3.84m)

Master Bedroom - Upvc triple glazed bay window, coved ceiling, doorway to dressing room and ensuite, wood flooring, radiator.

Ensuite - Shower cubicle, vanity unit with two wash hand basins, low level wc, heated towel radiator, fully tiled walls and floor.

BEDROOM TWO WITH ENSUITE

9' 1" x 19' 11" (2.77m x 6.07m)

Upvc triple glazed window, coved ceiling, range of fitted wardrobes, wood flooring, radiator.

Ensuite - shower, low level vanity wash hand basin, tiled walls and floor.

BEDROOM THREE

16' 5" x 13' 3" (5m x 4.04m)

Upvc triple glazed window, wood flooring, radiator.

BEDROOM FOUR

7' 11" x 9' 5" (2.41m x 2.87m)

Upvc triple window, coved ceiling, wood flooring, radiator.

BATHROOM

Luxury modern suite comprising of fully enclosed shower cubicle with pumped shower, vanity wash basin with cupboard under, low level wc, fully tiled walls and floor, built in cupboard, triple glazed window.





STAIRS TO :-

BEDROOM FIVE WITH ENSUITE

28' 8" x 17' 11" (8.74m x 5.46m)

Double triple glazed window, fitted wardrobes, eaves storage cupboards, wood flooring, radiator.

Ensuite - shower, wash hand basin, low level wc, fully tiled walls and floor, heated towel rail radiator.

GARAGE/OFFICE

7' 7" x 11' 11" (2.31m x 3.63m)

Fitted cupboards and shelving, Italian marble floor, fitted desk station.

GARDEN

78' Garden, paved patio area leading to lawn with flower and shrub borders.

FREEHOLD

COUNCIL TAX BAND G £2,295 PER ANNUM

VIEWING ARRANGEMENT Strictly by Appointment

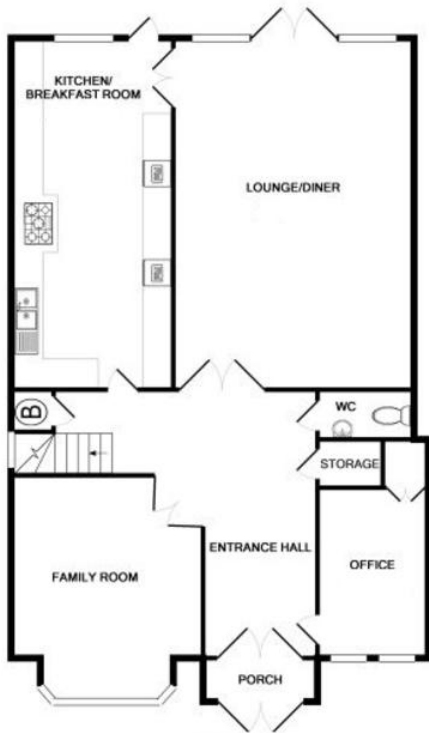
MORTGAGES ARRANGED AT COMPETITIVE RATES

(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).

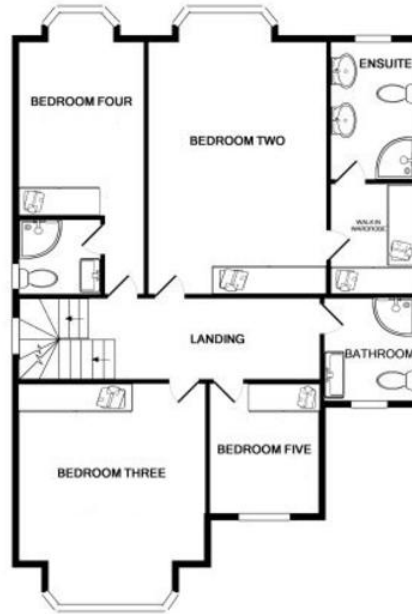
These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may 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.







GROUND FLOOR
APPROX. FLOOR
AREA 1267 SQ.FT.
(117.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 967 SQ.FT.
(89.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 444 SQ.FT.
(41.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2678 SQ.FT. (248.8 SQ.M.)



EPC Chart To Follow