



## Austen Road | Harrow | HA2 0GU

Built just two years ago this stunning two double bedroom house comes to market still boasting a stunning internal finish. With a downstairs WC, spacious main reception room the property demands an internal view to appreciate the quality of accommodation. Rayners Lane station is located just half a mile away.

Asking Price Of £475,000

Freehold



- Immaculate Terraced House
- 2 Bedrooms
- Fitted Kitchen/Dining Room
- Downstairs WC
- Lounge Overlooking Garden
- Luxury Bathroom
- Gas Central Heating & Vent system
- Garden
- Off Road Parking
- Must Be Seen

## Property Description

### DESCRIPTION

This beautifully presented house comprises of a luxury downstairs wc with tiled flooring, there is wood flooring throughout the rest of the ground floor, kitchen/diner with integrated appliances in the fully fitted kitchen, good sized lounge with patio doors overlooking garden.

Stairs to first floor, Master bedroom with full height large windows and built in wardrobe, second bedroom with full height windows and access to loft, large luxury bathroom with bath and large shower enclosure.

This stunning property benefits from a ventilation system, concealed cisterns in both wc's, gas central heating, double glazing and plenty of storage space throughout the property.

### EXTERNALLY

Off road parking and electric charging point, smart south facing garden with patio and lawn area.

Exterior storage cupboard and Bin Storage area.

### LOCATION

New Build ideally located approximately half a mile to both Rayners Lane with its shops and Metropolitan Line Station and South Harrow's shops and Piccadilly line station, there are lots of local schools.

## Tenure

Freehold

## Council Tax Band

## Viewing Arrangements

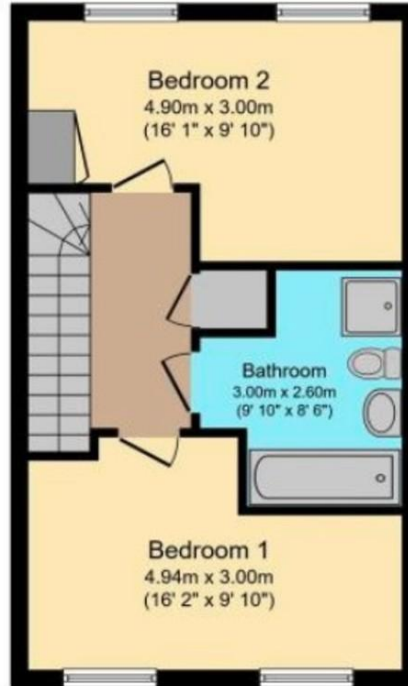
Strictly by appointment

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



First Floor

Total floor area 80.0 sq. m. (861 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purple Bricks. Powered by www.focalagent.com

