



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

Rusland Park Road

Harrow HA1 1UR

- Four bedroom detached house
- Sought after road within easy reach of facilities
- Offered for sale in need of a little updating
- Huge scope to extend

£635,000

EPC Rating '31'





Property Description

A sizable four bedroom detached house with large garage via own driveway located in a sought after location with access to both Harrow On The Hill and Harrow & Wealdstone stations. The property comes to the market in need of a little updating and offers a great deal of potential to create a bespoke house and possibly add additional accommodation by way of extensions (stpp). The property retains many period features including the spacious parquet floored entrance hall with turned staircase to the first floor landing. Houses of this size and character are rarely available and as an added bonus this one is to be offered with No Upper Chain.

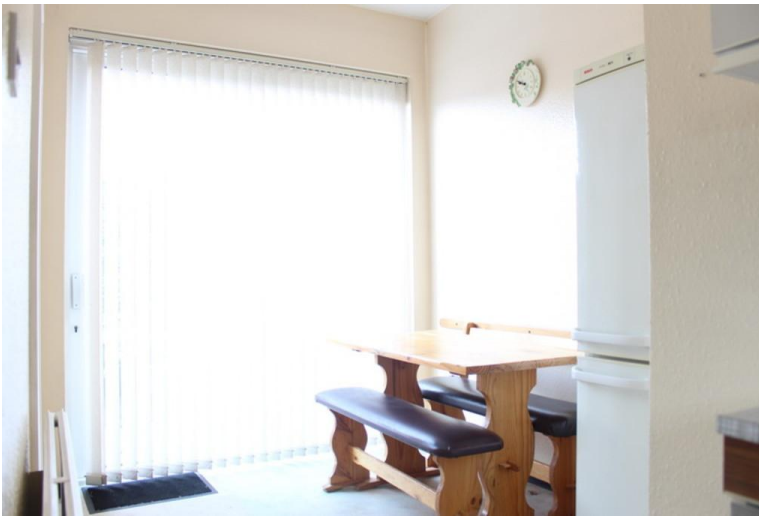
ENTRANCE PORCH Endosed storm porch with further door to:-

ENTRANCE HALL Spacious entrance hall with attractive turned staircase to first floor landing.

LOUNGE 14' 9" x 12' 4" (4.5m x 3.78m) Window to front aspect. Radiator.

DINING ROOM 16' 3" x 12' 3" (4.96m x 3.75m) French





doors to rear aspect and garden. Radiator.

KITCHEN 10' 9" x 8' 11" (3.29m x 2.74m) Fitted with a range of eye and base level units with contrasting work surfaces to compliment. Single drainer sink unit. Plumbed for washing machine. Window to side aspect.

BREAKFAST AREA 8' 2" x 7' 2" (2.5m x 2.2m) Sliding patio doors to rear aspect and garden. Radiator.

SHOWER ROOM Shower cubicle. Pedestal hand wash basin. Low level WC. Windows to both side and rear aspects.

FIRST FLOOR LANDING Spacious landing with window to front aspect.



BEDROOM I 14' 8" x 12' 4" (4.49m x 3.77m) Window to front aspect. Radiator. Fitted wardrobes.

BEDROOM II 12' 4" x 12' 3" (3.77m x 3.75m) Window to rear aspect. Radiator. Fitted wardrobes.

BEDROOM III 12' 5" x 8' 2" (3.8m x 2.5m) Window to rear aspect. Radiator.

BEDROOM IV 9' 8" x 6' 11" (2.95m x 2.13m) Window to side aspect. Radiator.



BATHROOM Panelled bath. Vanity wash hand basin. Low level WC. Part tiled walls. Cupboard housing hot water tank. Radiator. Window to side aspect.

GENERAL INFORMATION

FRONT GARDEN Area of garden to the front of the property.

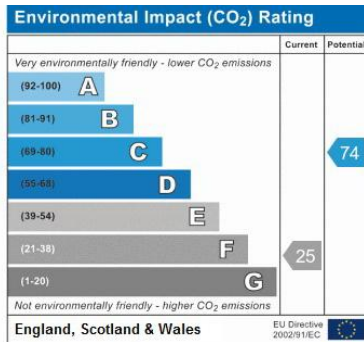
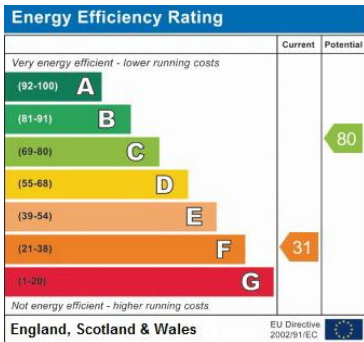
REAR GARDEN Currently paved and used as a patio garden. Areas of paving could be removed and turf laid if required.

GARAGE 19' 8" x 19' 4" (6m x 5.9m) Large detached garage approached via the long own driveway that runs the entire length of the property with gates to the front for added security.









399 High Road
 Harrow
 Middlesex
 HA3 6EL

www.hintonanddownes.co.uk
sales@hintonanddownes.com
 0208 861 1066

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements