

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Courtenay Avenue, Harrow Weald

£2,200 P.C.M

Key Features include:

- Three Bedrooms
- Mid Terraced
- Gas Central Heating
- Double Glazing
- Modern Throughout
- Attractive Rear Garden
- Off Street Parking
- Unfurnished

Property Overview:

This well presented and contemporary **THREE BEDROOM** terraced house is ideally positioned within a short distance to Headstone Lane overground station and Hatch End High Secondary School. **UNFURNISHED**

Accommodation:

Porch

Window to side, window to front and double doors to:-

Entrance Hall

Laminate flooring and stairs.

Living Room 11' 2" x 10' 1" (3.40m x 3.07m)

Window to front, curtains, laminate floor and glass shelves on walls.

Kitchen/Breakfast Room 16' 5" x 8' 4" (5.00m x 2.54m)

Fitted with modern matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, american style fridge/freezer, freestanding washing machine, electric fan assisted oven, four ring gas hob with extractor hood over, window to rear, storage cupboard, ceramic tiled flooring and patio doors to rear garden.

Landing

Fitted carpet, door to large storage cupboard.

Principal Bedroom 10' 6" x 9' 8" (3.20m x 2.94m)

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

Bedroom 2 10' 0" x 9' 7" (3.05m x 2.92m)

Window to front, large double wardrobes with sliding door and laminate flooring.

Bedroom 3 8' 4" x 5' 10" (2.54m x 1.78m)

Window to front, double doors to storage cupboard and laminate flooring.

Bathroom

Modern suite including wash hand basin, bath with shower attachment over, shower screen, mirror, window to rear and heated towel rail.

WC

Low level flush and window to rear.

Outside

Attractive rear garden with patio area, lawn and shed. Side access and off street parking to front for one car.

Council Tax Band: C EPC Rating: C



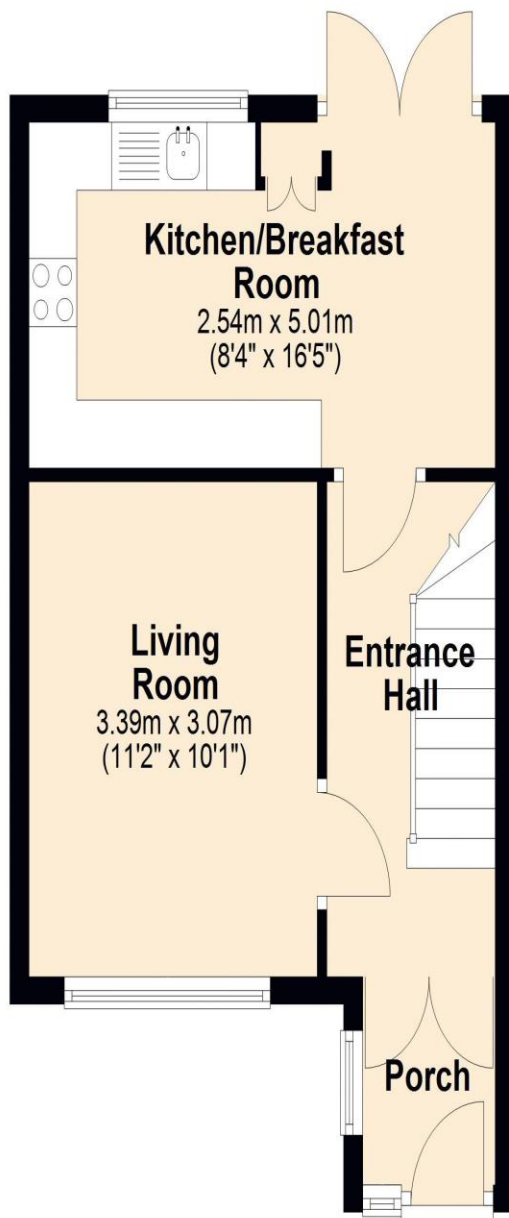


To arrange a viewing call:
020 8421 4847

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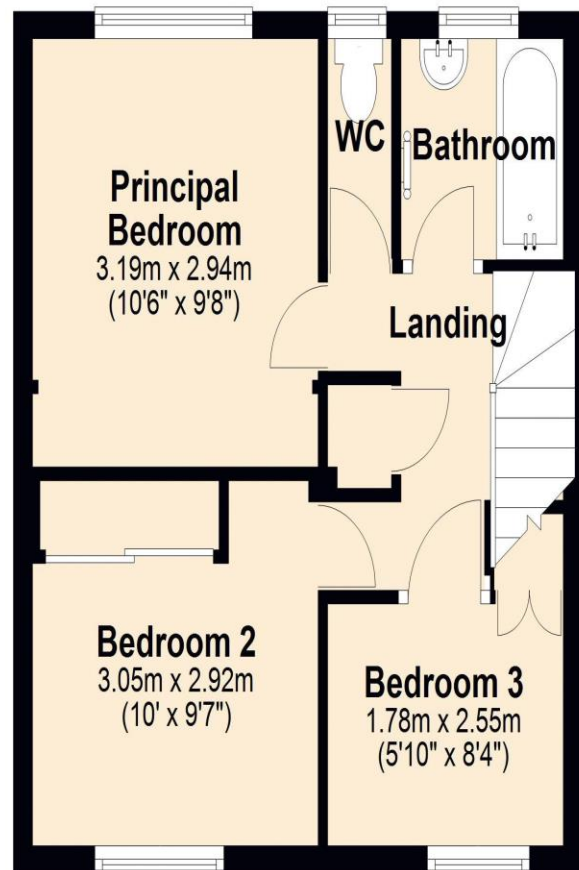
Ground Floor

Approx. 32.8 sq. metres (352.8 sq. feet)



First Floor

Approx. 33.0 sq. metres (354.7 sq. feet)



Total area: approx. 65.7 sq. metres (707.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.EPC4U.COM		

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.