



13 Nibthwaite Road, Harrow, HA1 1TB

Offers In Excess Of £600,000

Chain free spacious family home for sale in Nibthwaite Road in the heart of Harrow. Located close to St Anns Shopping Centre in Harrow and Harrow on the Hill and Harrow Wealdstone tube stations.

Offering excellent living space with two spacious reception rooms and a large kitchen/breakfast room downstairs and two double bedrooms plus one spacious single bedroom upstairs, all with plenty of storage. The house makes an ideal forever family home.

Features include mature front and rear gardens, high ceilings and potential to extend subject to the usual planning consents.

To arrange a viewing please contact sole agents Benjamin Stevens

Exterior

Walled garden to front of house, door into porch, access to side

Porch

UPVC porch, door into entrance hallway

Entrance hallway 17'10 x 8'5 (5.44m x 2.57m)



Spacious entrance hallway, double glazed window to side aspect, stairs to first floor, doors to living and dining rooms, door to kitchen/breakfast room

Living room 16'10 x 11'3 (5.13m x 3.43m)



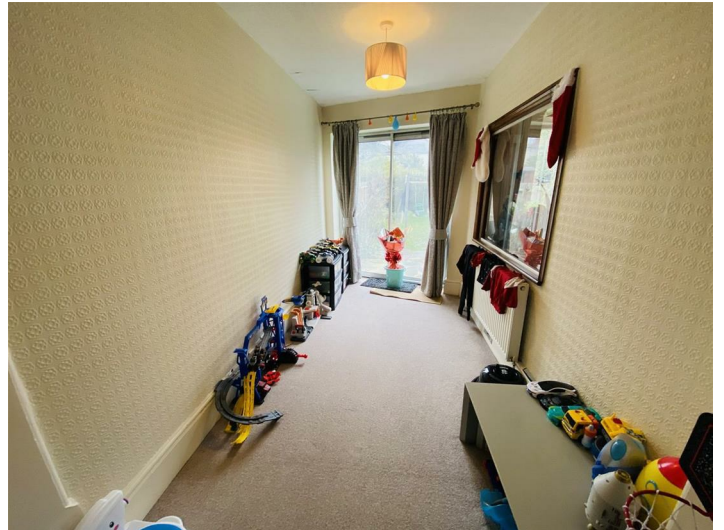
Double glazed bay window to front aspect, feature fireplace and panelled ceiling. Carpeted throughout, currently being used as a bedroom

Dining room 14'5 x 9'9 (4.39m x 2.97m)



Door from hallway, open to family room at rear, carpeted throughout, wall lights

Family room 13'2 x 8'3 (4.01m x 2.51m)



Double glazed patio doors into garden at rear, window to kitchen, carpeted throughout

Kitchen Breakfast room 22'4 x 9'11 (6.81m x 3.02m)



Large open plan kitchen breakfast room, range of wall and base units with roll top counter, one and half bowl sink with mixer tap and drainer, gas hob, electric oven, door to side access into garden, plumbed for washing machine, cupboard housing boiler, strip lighting, additional storage space under stairs. Laminate flooring throughout

Kitchen breakfast room alternate view



Landing

Stairs from ground floor, doors to all rooms, loft hatch access, double glazed window to side aspect

Bedroom one 16'10 x 11'3 (5.13m x 3.43m)



Double glazed bay window to front aspect, range of fitted wardrobes, carpeted throughout

Bedroom two 14'4 x 11'3 (4.37m x 3.43m)



Double glazed window to rear aspect, carpeted throughout, range of fitted wardrobes

Bedroom three 11'6 x 6'10 (3.51m x 2.08m)



Double glazed window to front aspect, carpeted throughout

Bathroom



Part tiled bathroom comprising bath tub with mixer tap and shower attachment, large vanity wash hand basing with storage under, frosted double glazed window to rear aspect. Laminate flooring



Paved area leading to lawn with shrub and tree borders, second area to rear with greenhouse and garden shed. Gated access to front of house.

Separate WC



Low level WC, laminate flooring, double glazed window to side aspect

Garden approx 60'0 (approx 18.29m)

Floor Plan

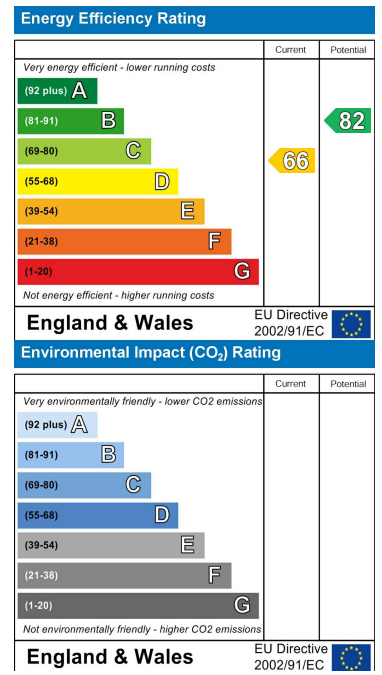


TOTAL FLOOR AREA: 1302 sq.ft. (121.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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