

MALVERN AVENUE, HARROW

£675,000

**** NO ONWARD CHAIN **** A spacious four bedroom detached house conveniently located for shops schools and transport links. The property offers scope for further development subject to planning permission and briefly comprises entrance hallway leading to a large L-shaped living room, separate dining room, modern fitted kitchen, downstairs WC, two double bedrooms, one with built in wardrobes and en-suite, a further two good size single bedrooms and a modern family bathroom. Other benefits include double glazing, gas central heating, private rear garden, off street parking, garage via own driveway and secure covered side passageway leading to rear garden and kitchen.

- FOUR BEDROOM DETACHED HOUSE
- MODERN FITTED KITCHEN
- TWO RECEPTION ROOMS
- TWO BATHROOMS & DOWNSTAIRS CLOAKROOM
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- EASILY MAINTAINABLE PRIVATE REAR GARDEN
- OFF STREET PARKING
- GARAGE VIA OWN DRIVEWAY
- NO ONWARD CHAIN DELAYS

Ground Floor

Hallway

Entrance into hallway via front aspect frosted double glazed door, radiator, power point, phone point, stairs to first floor landing, laminate flooring.

Downstairs W/C

Front aspect frosted double glazed window, low level W/C, corner hand wash basin, part tiled walls, radiator, tiled flooring.

Living Room

L-Shaped 19' 5" max x 14' 2" max (5.92m x 4.32m) Front aspect double glazed window, rear aspect double glazed window, two radiators, power points, TV aerial, laminate flooring.

Dining Room

12' 9" max x 9' 8" max (3.89m x 2.95m) Rear aspect frosted double glazed door to garden, rear aspect double glazed window, radiator, power points, under stairs storage cupboard, laminate flooring.

Kitchen

9' 7" x 8' 7" (2.92m x 2.62m) Front aspect double glazed window, side aspect double glazed door to outside covered passage, range of wall and base level units with Marble work tops and upstands, integrated stainless steel sink with Marble drainer and mixer tap, integrated gas hob with oven below and overhead extractor fan, Marble splash back, plumbed for washing machine, integrated 'Miele' dishwasher, integrated under counter fridge, Metropolitan style part tiled walls, power points, tiled flooring.

First Floor

Landing

Rear aspect double glazed window, radiator, power point, loft hatch, carpeted flooring.

Bedroom One

12' 6" x 10' 4" (3.81m x 3.15m) Front aspect double glazed window, range of fitted wardrobes, built in wardrobe, radiator, power points, phone point, carpeted flooring.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

En-Suite

6' 2" x 5' 4" (1.88m x 1.63m) Rear aspect frosted double glazed window, low level W/C, vanity hand wash basin with mixer tap, walk in double shower with glass shower screen, fully tiled walls, wall mounted shower with attachment and overhead shower, wall mounted heated towel rail, wall mounted mirror fronted medicine cabinet, spot lighting, tiled flooring.

Bedroom Two

10' 9" x 9' 8" (3.28m x 2.95m) Front aspect double glazed window, built in cupboard housing wall mounted 'Main' boiler, radiator, power points, carpeted flooring.

Bedroom Three

7' 7" x 6' 5" (2.31m x 1.96m) Rear aspect double glazed window, radiator, power points, carpeted flooring.

Bedroom Four

7' 6" x 6' 5" (2.29m x 1.96m) Front aspect double glazed window, radiator, power points, carpeted flooring.

Bathroom

6' 4" x 5' 4" (1.93m x 1.63m) Rear aspect frosted double glazed window, low level W/C, wall mounted sink with mixer tap, tile enclosed bath with mixer tap and shower attachment, wall mounted mirror fronted medicine cabinet, heated towel rail, part tiled walls, tiled flooring.

Outside

Front Garden

Block paved driveway providing off street parking for two vehicles, access to garage, side access via wooden gate to rear garden through covered passage, wall fronted.

Rear Garden

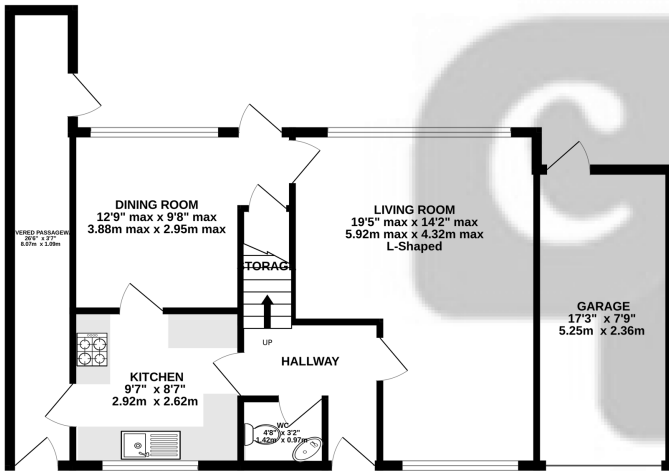
Patio leading to laid lawn, mature stocked flower beds, side access via wooden gate to front garden via covered passage, wooden shed, outside light, fence enclosed, rear access to garage.

Covered Passage

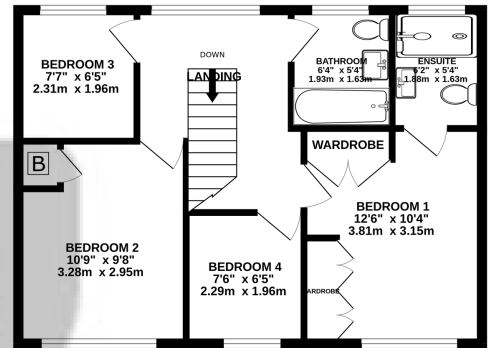
Access to front and rear garden via side gate through passage way. Access to kitchen from passage way.



GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA: 1272 sq.ft. (118.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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