



## WARDEN AVENUE, HARROW

£2,200 pcm

**\*\* AVAILABLE IMMEDIATELY \*\*** A three bedroom mid terrace house, conveniently located for shops, schools and transport links with Rayners Lane Metropolitan/Piccadilly Line station being within 0.3 miles. The property briefly comprises of welcoming entrance hallway, bright and spacious through lounge with direct access to rear garden, fitted kitchen, family bathroom, large master bedroom with built in wardrobes, spacious second bedroom and a good size third bedroom. Other benefits include large garden, rear garage with access via secure gated service road, under stairs storage space, gas central heating and double glazing throughout.

- THREE BEDROOM TERRACED HOUSE
- AVAILABLE IMMEDIATELY
- BRIGHT AND SPACIOUS THROUGHOUT
- THROUGH LOUNGE/DINING ROOM
- FITTED WARDROBES IN MASTER BEDROOM
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- DOUBLE GLAZING & GAS CENTRAL HEATING
- PRIVATE REAR GARDEN
- SINGLE GARAGE WITH REAR ACCESS VIA SECURE GATED SERVICE ROAD
- 0.3 MILES FROM RAYNERS LANE METROPOLITAN/PICCADILLY LINE STATION

## Ground Floor



### Entrance Hallway

### Through Lounge/Dining Room

26' 8" into bay x 11' 5" max (8.13m x 3.48m)

### Kitchen

11' 9" x 5' 9" (3.58m x 1.75m)

## First Floor

### Landing

### Bedroom One

14' 5" into bay x 10' 2" (4.39m x 3.10m)

### Bedroom Two

11' 8" x 10' 5" (3.56m x 3.17m)

### Bedroom Three

7' 3" x 6' 4" (2.21m x 1.93m)

### Bathroom

7' 2" x 6' 2" (2.18m x 1.88m)

## Outside

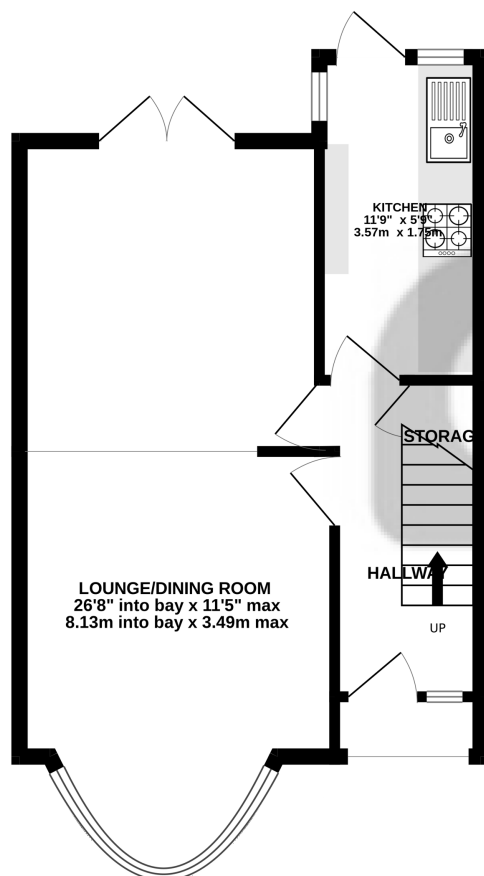
### Single Garage

### Front and Rear Gardens

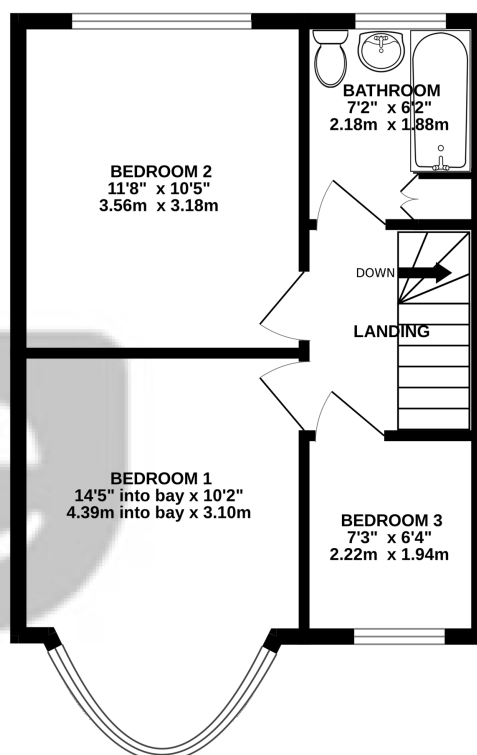


DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

**GROUND FLOOR**  
415 sq.ft. (38.6 sq.m.) approx.



**1ST FLOOR**  
397 sq.ft. (36.9 sq.m.) approx.



**TOTAL FLOOR AREA : 812 sq.ft. (75.5 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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