



**Woodcock Dell Avenue, Harrow, HA3 0PW**

**Guide Price £780,000 Freehold**

- Detached Double Fronted Bungalow
- Mount Stewart Catchment Area
- Double Glazing & Central Heating
- Kitchen / Breakfast Room
- Large Reception Room (could be Bedroom 3)
- Two Double Bedrooms
- En Suite Shower Room / WC
- Tiled Bathroom
- Garage Used as Store Room
- Lovely Rear Garden
- EPC Rating D



Christopher Rawlinson & Co are delighted to offer for sale this Double Fronted Detached Bungalow, situated in the sought after Mount Stewart Catchment Area, convenient for both Preston Road and Kenton's shopping & transport facilities, and parkland. This spacious property is offered in excellent order and has potential to extend (subject to planning permission). Central Heating, Double Glazing, Open Plan Kitchen/Breakfast Room, Large Reception Room (could be Bedroom Three), Two Double Bedrooms, En Suite Shower Room, Tiled Bathroom, Garage Used as Storage Room. EER D. Paved Off Street Parking for three cars, lovely Rear Garden. Viewing Recommended by Sole Agents.

### Entrance Lobby

Tiled floor.

### Entrance Hall

13' 7" x 3' 4" (4.14m x 1.02m) Radiator, access to loft, leads into Inner Hallway.

### Kitchen / Breakfast Room

19' 1" x 16' 0" (5.82m x 4.88m) Fitted wall & base units with tiled splashbacks, single drainer stainless steel sink, oven, 5 ring gas hob, extractor, plumbed for washing machine, radiator, windows, door to rear with entrance to Store Room.

### Reception Room (could be Bedroom Three)

17' 2" x 11' 11" (5.23m x 3.63m) Two radiators, laminate flooring, spot lights, bay window.

### Tiled Bathroom

7' 9" x 6' 0" (2.36m x 1.83m) Bath with overhead shower and screen, wash hand basin, wc, frosted window.

### Bedroom One (Front)

14' 2" x 12' 0" (4.32m x 3.66m) Radiator, laminate flooring, fitted wardrobes, spot lights, bay window.

### Bedroom Two (Rear)

11' 3" x 10' 2" (3.43m x 3.10m) Radiator, laminate flooring, fitted wardrobe and drawers, spot lights, double glazed window overlooking the garden, door to En Suite:

### En Suite Shower Room

7' 9" x 4' 11" (2.36m x 1.50m) Shower cubicle, wash hand basin, wc, chrome ladder radiator, tiled walls, frosted window.

### Store Room (To the rear of previous Garage)

7'3 x 5'0 (2.20m x 1.5m) Radiator, laminate flooring, basin & wc.

### Gardens To Front & Rear

56' 1" x 39' 10" (17.09 m x 12.14m) Paved front garden used for Off Street Parking for three cars.  
Rear garden with paved patio area, shaped lawn, path and flower beds, summerhouse, shed.

### Additional Information

Local Authority - Brent Council Tax Band: E - Annual Price: £2,607  
Conservation Area - No  
Flood Risk - Very low  
Floor Area 1,011 ft 2 / 94 m 2  
Plot size 0.11 acres  
Mobile coverage - EE and Three  
Broadband - Basic 16 Mbps, Superfast 52 Mbps and Ultrafast 1000 Mbps  
Satellite / Fibre TV Availability - BT, Sky and Virgin

### DISCLAIMER

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you please contact our office and we will be pleased to verify any information. Property particulars are prepared as a guide, and are not intended to constitute part of an offer or contract. We have not carried out a survey and the services and appliances have not been tested. Measurements have been taken using a sonic measure and may be subject to a 6" margin of error.

