



## THISTLEDENE AVENUE, HARROW

£575,000

A beautiful three-bedroom terrace house with the added benefit of a loft room. This property offers bright and spacious interiors throughout and provides easy access to amenities and transport links making it the perfect home for a family. The property briefly comprises entrance hallway, downstairs W/C, open plan lounge/dining room, modern fitted kitchen, three bedrooms off first floor landing and loft room off second floor landing with ample storage. Further benefits include double glazing, gas central heating, off street parking for two cars, private rear garden and double garage.

- THREE BEDROOMS WITH ADDITIONAL LOFT ROOM
- SPACIOUS AND WELL MAINTAINED THROUGHOUT
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- DOWNSTAIRS W/C
- OPEN PLAN LOUNGE/DINING ROOM/KITCHEN
- OFF STREET PARKING FOR TWO CARS
- PRIVATE REAR GARDEN WITH DOUBLE GARAGE
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS

## Ground Floor

### Hallway

Entrance into hallway via front aspect frosted double glazed door, front aspect frosted double glazed window, spot lighting, coved ceiling, radiator, power points, ornate tiled flooring, under stairs storage, stairs to first floor landing.

### Downstairs W/C

Low level W/C, wall mounted sink with mixer tap and tiled splash back, ornate tiled flooring, storage cupboard with access to meters.

### Open Plan Lounge/Dining Room

24' 7" max x 10' 7" max (7.49m x 3.23m) Front aspect double glazed window into half bay, spot lighting, coved ceiling, TV aerial, power points, phone point, two radiators, Rear aspect double glazed French doors to garden, laminate flooring.

### Kitchen

9' 7" x 8' 3" (2.92m x 2.51m) Open plan to lounge/dining room, Rear aspect double glazed window, range of wall and base level units with roll top work surfaces, single circular sink with drainer and mixer tap, integrated electric hob with overhead extractor fan, integrated oven, space for fridge/freezer, space for dishwasher, plumbed for washing machine, spot lighting, coved ceiling, tiled walls, power points with USB points, tiled flooring.

## First Floor

### Landing

Spot lighting, coved ceiling, fitted storage cupboard with shelves, carpeted flooring, stairs to loft room.

### Bedroom Two

13' 5" max x 8' 9" max (4.09m x 2.67m) Front aspect double glazed window, spot lighting, coved ceiling, radiator, power points, USB points, carpeted flooring.

### Bedroom Three

11' 8" x 9' 4" (3.56m x 2.84m) Rear aspect double glazed window, spot lighting, coved ceiling, radiator, power points, 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.

## Bedroom Four

7' 10" x 7' 6" (2.39m x 2.29m) Front aspect double glazed window, spot lighting, coved ceiling, radiator, power points, carpeted flooring.

## Bathroom

6' 10" x 6' 9" (2.08m x 2.06m) Rear aspect frosted double glazed window with fitted roller blind, low level W/C, wall mounted sink with waterfall mixer tap, shower cubicle with sliding glass shower door, fully tiled surround, wall mounted shower with attachment, overhead shower head, spot lighting, coved ceiling, extractor fan, tiled walls, wall mounted medicine cabinet, wall mounted heated towel rail, tiled flooring.

## Second Floor

### Loft Room/Master Bedroom

13' 10" x 11' 3" (4.22m x 3.43m) Two rear aspect double glazed 'Velux' windows with fitted blackout blinds, two eaves storage areas on both sides of room, fitted storage cupboards with hanging rails and shelves, cupboard housing wall mounted boiler, spot lighting, power points, TV aerial, radiator, carpeted flooring.

## Outside

### Front Garden

Off street parking for two cars via own driveway.

## Rear Garden

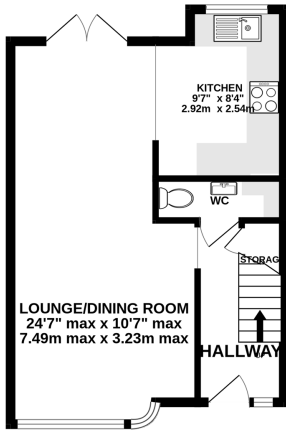
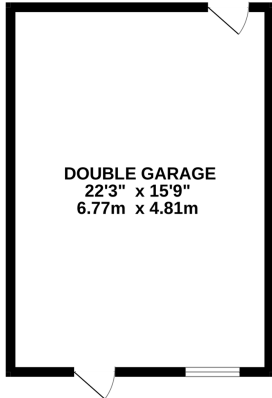
The garden has a generous patio area for outside dining adjacent to the glazed double doors at the back of the house. A wooden pergola with a generously budding Wisteria plant climbing over, covers a second patio area at the bottom of the garden. The lawn is bordered on both sides, with a combination of shrubs, rose bushes and a variety of perennials. Additional features include outside tap, security lights, power points, access to garage and fence enclosed.

## Double Garage

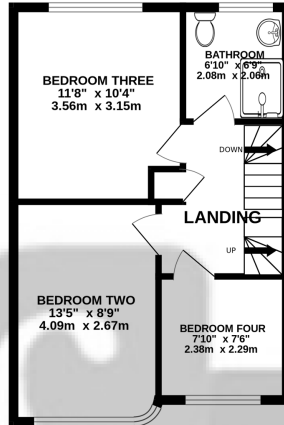
22' 3" x 15' 9" (6.78m x 4.80m) The double garage, which is currently used as a games/cinema room, has electricity running to it and is very well lit with plenty of electrical sockets. It has plentiful storage (including its own generous loft space, as well as a storage pit accessed via a trap door), perfect for a tradesman or perhaps as a work-from-home space if needed. It is insulated and panelled throughout but retains the garage door on the outside in case it were ever to be repurposed for vehicular use.



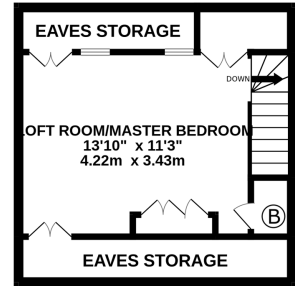
GROUND FLOOR  
740 sq.ft. (68.7 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



2ND FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.7 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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