



## ALFRISTON AVENUE, HARROW

£685,000

**\*\* NO ONWARD CHAIN \*\*** An extended three bedroom 1930's built semi detached house located on a quite tree lined road, within walking distance of North Harrow Metropolitan Line, Rayners Lane Metropolitan/Piccadilly Line and West Harrow Metropolitan Line stations. The property offers scope for further development subject to planning permission being granted and briefly comprises entrance hallway, lounge, dining room, extended kitchen/breakfast room, three bedrooms off first floor landing, bathroom and separate W/C. Further benefits include double glazing, gas central heating, attractive private rear garden, off street parking and garage via own driveway.

- EXTENDED THREE BEDROOM 1930'S SEMI DETACHED HOUSE
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- TWO RECEPTION ROOMS
- EXTENDED KITCHEN/BREAKFAST ROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- OFF STREET PARKING
- ATTRACTIVE FRONT AND REAR GARDENS
- GARAGE VIA OWN DRIVEWAY
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- NO ONWARD CHAIN

## Ground Floor

### Hallway

Entrance into hallway via front aspect frosted door, two front aspect frosted windows, picture rail, radiator, phone point, under stairs storage housing meters, stairs to first floor landing, carpeted flooring.

### Lounge

15' 5" into bay x 12' 7" (4.70m x 3.84m) Front aspect double glazed window into bay, coved ceiling, picture rail, radiator, power points, TV aerial, gas feature fireplace, carpeted flooring.

### Dining Room

12' 6" x 10' 4" (3.81m x 3.15m) Rear aspect double glazed French doors to garden, picture rail, feature gas fireplace, power points, carpeted flooring.

### Kitchen/Breakfast Room

15' 7" max x 9' 4" max (4.75m x 2.84m) Rear aspect double glazed patio door to garden, rear aspect double glazed window, range of wall and base level units with roll top work surfaces, single sink with drainer, space for gas cooker, space for fridge/freezer, plumbed for washing machine, wall mounted boiler, part tiled walls, power points, tiled flooring.

## First Floor

### Landing

Side aspect frosted double glazed window, loft access, picture rail, carpeted flooring.

### Bedroom One

15' 4" into bay x 11' 3" into wardrobe (4.67m x 3.43m) Front aspect double glazed window into bay, range of fitted mirror fronted wardrobes, radiator, power points, picture rail, carpeted flooring.

### Bedroom Two

12' 4" x 10' 8" (3.76m x 3.25m) Rear aspect double glazed window, picture rail, radiator, power points, carpeted flooring.

### Bedroom Three

8' 3" x 7' 4" (2.51m x 2.24m) Front aspect double glazed window, picture rail, radiator, power points, stripped wooden floorboards.

### Bathroom

7' 8" x 6' 3" (2.34m x 1.91m) Rear aspect frosted double glazed window, panel enclosed bath with mixer tap and shower attachment, glass shower screen, pedestal hand wash basin with mixer tap, fully tiled walls, heated towel rail, airing cupboard, tiled flooring.

### Separate W/C

Side aspect frosted double glazed window, low level W/C, part tiled walls, tiled flooring.

## Outside

### Front Garden

Off street parking via own driveway, laid lawn, stocked flower beds.

### Rear Garden

Patio leading to mainly laid lawn, stocked flower beds, path leading to rear of garden, greenhouse, outside tap, fence enclosed.

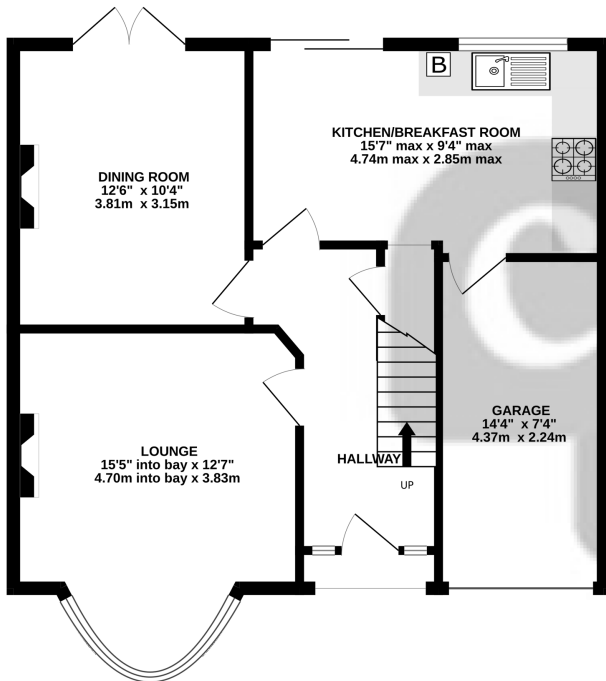
### Garage

14' 4" x 7' 4" (4.37m x 2.24m) Single garage with front aspect up and over door, lighting.

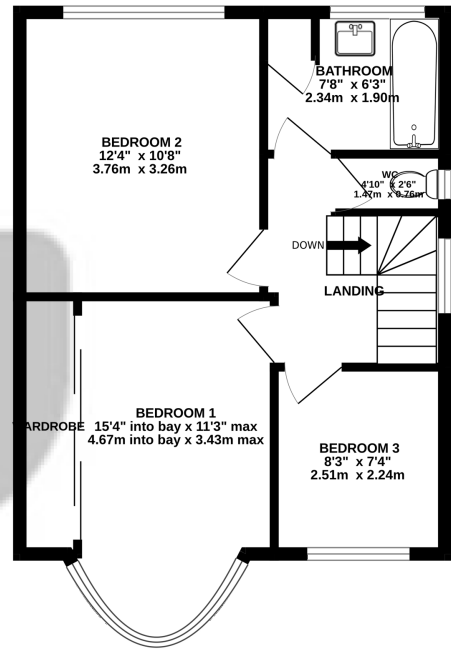


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GROUND FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1097 sq.ft. (101.9 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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