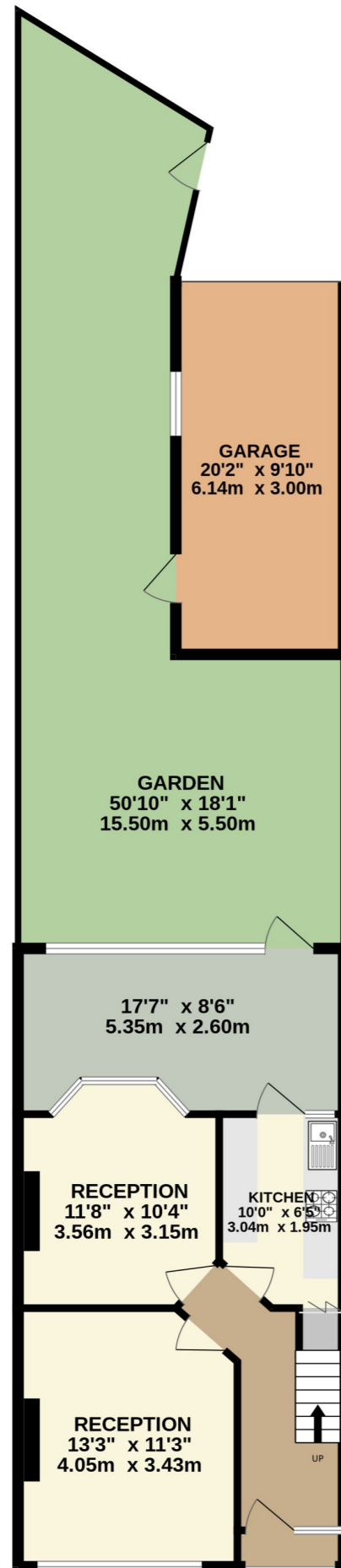
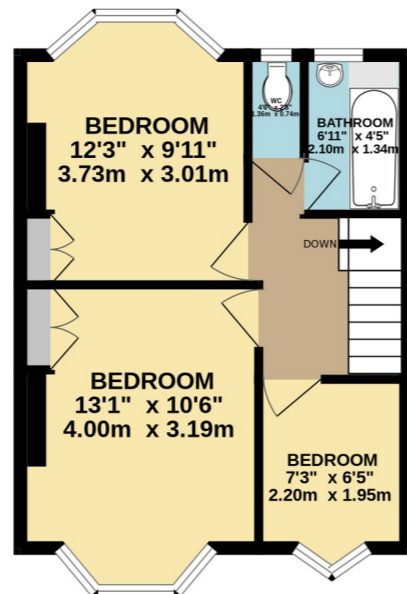


GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



1ST FLOOR  
371 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.4 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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## Harrow Drive, London N9 9EW

OFFERS OVER  
**£475,000**  
Freehold

- Three Bedroom House
- Driveway + Garage to Rear
- Great Investment or Family Home
- Gas Central Heating Via Radiators
- UPVC Double Glazing
- Awaiting Floorplan and EPC.
- Two Receptions
- Spacious Rear Extension
- Chain Free
- Close to local amenities
- Separate W.C



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SALES & LETTINGS



### Driveway

Driveway for two cars, double glazed front door.

### Front Reception 13'3" x 11'3" (4.05m x 3.43m)

Window to front aspect, radiator, power points, door to hallway.

### Reception Two 11'8" x 10'4" (3.56m x 3.15m)

Bay window to rear aspect, radiator, power points, door to hallway.

### Kitchen 10'0" x 6'5" (3.04m x 1.95m)

Door to rear extension, window to rear, stainless steel sink with drainer unit, gas point, extractor hood, power points, under stairs storage, fully tiled walls.

### Extension to Rear 17'7" x 8'6" (5.35 x 2.60m)

Door to garden, window to rear aspect, power points, radiator, gas boiler.

### Master Bedroom 13'1" x 9'11" (3.73m x 3.01m)

Bay window to front aspect, radiator, power points.

### Bedroom Two 12'3" x 9'11" (3.73m x 3.01m)

Window to rear aspect, radiator, built in cupboard, power points.

### Bedroom Three 7'3" x 6'5" (2.20m x 1.95m)

Window to front aspect, radiator, power points.

### Bathroom 6'11" x 4'5" (2.10m x 1.34m)

Frosted window to rear aspect, fully tiled walls, wash hand basin, panel bath with mixer taps, radiator.

### Separate W.C 4'6" x 2'5" (1.36m x 0.74m)

Frosted window to rear aspect, fully tiled walls, low flush W.C.

### Garden 50'10" x 18'1" (15.50m x 5.50m)

Access to rear garden via gate, easy access to garage via Rugby Avenue.

### Garage 20'2" x 9'10" (6.14m x 3.00m)

Door to garden, window, access via garage door on to Rugby Avenue.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
	67	82
England, Scotland & Wales	EU Directive 2002/91/EC	