



MALVERN AVENUE, HARROW

£550,000

**** NO ONWARD CHAIN DELAYS **** A spacious three bedroom end of terrace house conveniently located for shops, schools and transport links. The property offers scope for further development subject to planning permission being granted and briefly comprises entrance porch, hallway, through lounge/dining room, kitchen, three bedrooms off first floor landing and family bathroom. Further benefits include gas central heating, off street parking via own driveway, private rear garden and rear garage with rear access via service road.

- THREE BEDROOM END OF TERRACE HOUSE
- SCOPE FOR FURTHER DEVELOPMENT (STPP)
- THROUGH LOUNGE/DINING ROOM
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS
- GAS CENTRAL HEATING
- PRIVATE OFF STREET PARKING
- PRIVATE REAR GARDEN
- GARAGE WITH REAR ACCESS VIA SERVICE ROAD
- NO ONWARD CHAIN DELAYS

Ground Floor

Porch

Entrance into porch via front aspect door, front aspect window, tiled flooring.

Hallway

Entrance into hallway via front aspect frosted door, front aspect frosted window, radiator, power points, under stairs storage housing meters, side aspect frosted window under stairs, stairs to first floor landing.

Open Plan Lounge/Dining Room

28' 3" into bay x 11' 3" max (8.61m x 3.43m) Front aspect window into bay, rear aspect patio door to garden, coved ceiling, radiator, power points, TV aerial, carpeted flooring.

Kitchen

11' 8" x 5' 9" (3.56m x 1.75m) Rear aspect door to garden, two rear aspect windows, range of wall and base level units with roll top work surfaces, one and a half bowl sink with drainer, space for cooker, space for undercounter fridge/freezer, space for dishwasher, plumbed for washing machine, space for dryer, wall mounted cupboard enclosed boiler, part tiled walls, radiator, power points, lino flooring.

First Floor

Landing

Side aspect frosted window, loft access, carpeted flooring.

Bedroom One

12' 7" into bay x 10' 5" into wardrobe (3.84m x 3.17m) Front aspect window into bay, range of fitted wardrobes, coved ceiling, radiator, power points, carpeted flooring.

Bedroom Two

11' 9" x 10' 5" into wardrobe (3.58m x 3.17m) Rear aspect window, range of mirror fronted wardrobes, coved ceiling, radiator, power points, phone point, carpeted flooring.

Bedroom Three

7' 2" x 6' 2" (2.18m x 1.88m) Front aspect window, radiator, power points, carpeted flooring.

Bathroom

7' 3" x 6' 2" (2.21m x 1.88m) Rear aspect frosted window, low level W/C, vanity hand wash basin, double shower with tiled surround, wall mounted electric shower with attachment, airing cupboard housing hot water tank, fully tiled walls, radiator, lino flooring.

Outside

Front Garden

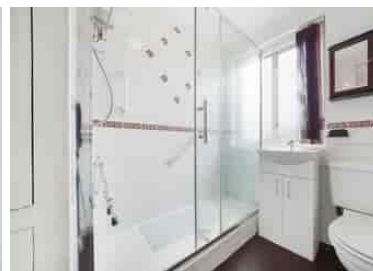
Paved driveway providing off street parking, laid lawn, mature stocked borders, side access to rear garden via wooden gate.

Rear Garden

Patio leading to mainly laid lawn, mature stocked borders, outside tap, greenhouse, side aspect wooden gate to front garden, rear aspect wooden gate to service road, fence enclosed.

Garage

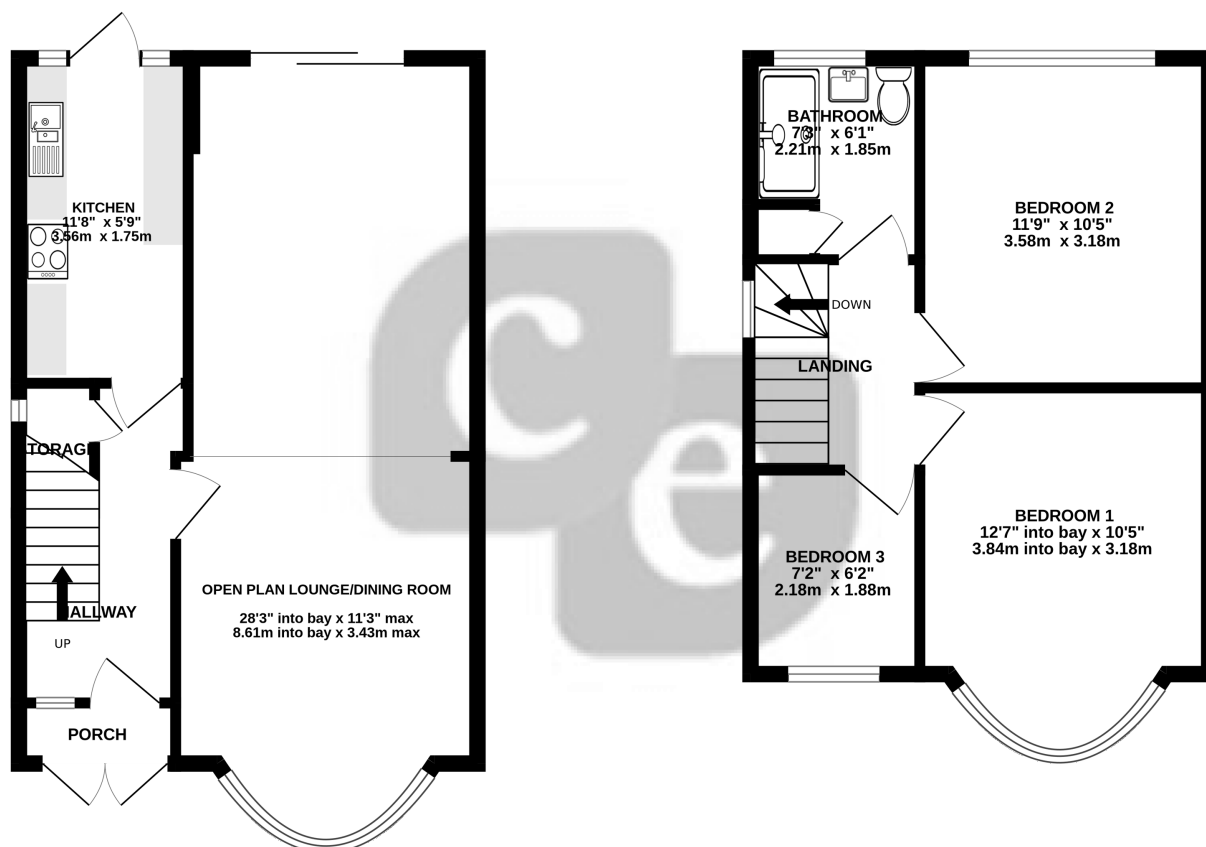
17' 10" x 12' 9" (5.44m x 3.89m) Rear aspect up and over door, front aspect window, side aspect door, power points, lighting.



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
433 sq.ft. (40.2 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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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