



## MALVERN AVENUE, HARROW

£2,400 pcm

**\*\* AVAILABLE IMMEDIATELY \*\*** A newly refurbished three bedroom semi detached house conveniently located for shops, schools and transport links. The property briefly comprises hallway, new modern fitted kitchen with gas hob and extractor, slimline dishwasher, washing machine and fridge/freezer, through lounge/dining room, three bedrooms off first floor landing, new bathroom suite and new separate W/C. Further benefits include fitted wardrobes in bedroom one and two, new carpets throughout, double glazing, gas central heating, private rear garden with side access to front garden and outside power points, off street parking for two cars and double garage with power and lighting.

- THREE BEDROOM SEMI DETACHED HOUSE
- AVAILABLE IMMEDIATELY
- NEWLY REFURBISHED THROUGHOUT
- NEW MODERN FITTED KITCHEN
- NEW BATHROOM AND SEPARATE W/C
- NEW CARPETS THROUGHOUT
- FITTED WARDROBES IN TWO BEDROOMS
- PRIVATE REAR GARDEN AND DOUBLE GARAGE
- OFF STREET PARKING FOR TWO CARS

## Ground Floor

### Hallway

### Lounge/Dining Room

30' 1" into bay x 10' 9" max (9.17m x 3.28m)

### Kitchen

12' 9" x 5' 8" (3.89m x 1.73m)

## First Floor

### Landing

### Bedroom One

15' 10" x 10' 5" (4.83m x 3.17m)

### Bedroom Two

14' 5" into bay x 10' 5" (4.39m x 3.17m)

### Bedroom Three

6' 10" x 7' 2" (2.08m x 2.18m)

### Bathroom

7' 6" x 5' 9" (2.29m x 1.75m)

### Separate W/C

## Outside

### Front Garden

Off street parking for two cars.

### Rear Garden

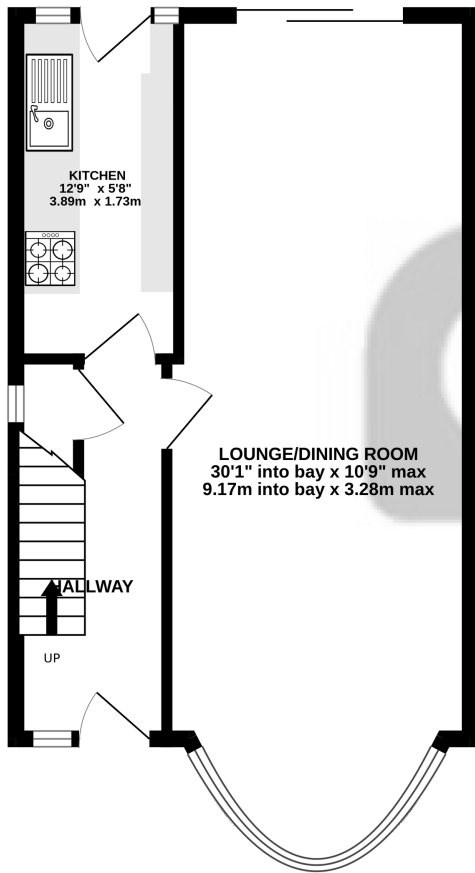
### Double Garage

18' 9" x 15' 9" (5.71m x 4.80m) Power and lighting.

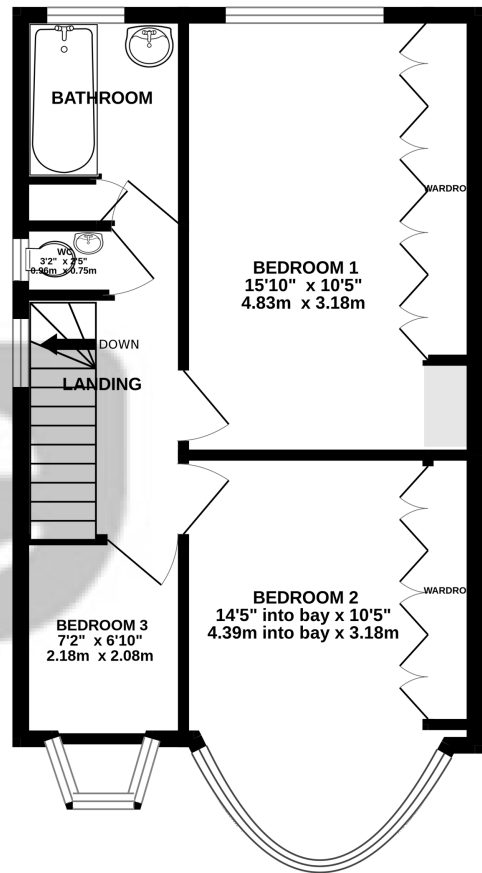


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GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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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