



## Eastcote Avenue | South Harrow | HA2 8AL

Offered with no upper chain this three bedroom house comes with off street parking and a substantial rear garden. Set on one of South Harrow's most popular roads within a five minute walk of South Harrow Station the property comes with potential to extend subject to planning permission.

Asking Price Of £450,000

Freehold



- Terraced House
- Two Receptions
- Three Bedrooms
- Kitchen
- Bathroom
- Double Glazing
- Well Maintained Garden
- Parking for Two Cars
- Ideally Located for shops and public transport
- Chain Free

## Property Description

### INTERNALLY

Ideal family home, the front door opens into the hallway with stairs to first floor and understairs storage, there are two reception rooms, the first has a front aspect bay window and the second has a rear aspect window overlooking the garden and a built in storage cupboard. The kitchen has wall and base units, sink unit, gas cooker and a part glazed door opening into the garden.

Stairs to first floor landing with loft access via hatch and doors to two double bedrooms, a single bedroom and a family bathroom.

The property has electric heating and has Upc double glazing.

### EXTERNALLY

Fence enclosed block paved frontage with brick pillars, off road parking for two cars.

Well kept back garden with patio area, lawn with path and shrub borders.

### LOCATION

Eastcote Avenue is located just 0.5 of a mile to South Harrow's busy shopping centre and Piccadilly Line Tube and bus Station, 0.4 of a mile to the retail park with Waitrose, Dunelm Mill, Sports Direct and Homesense. There are numerous local schools close by including Weldon Park Academy Primary School and Whitmore High School 0.5 of a mile away.

## Tenure

Freehold

## Council Tax Band

D £1,962.36

## Viewing Arrangements

Strictly by appointment

## MORTGAGES ARRANGED AT COMPETITIVE RATES

(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.



# Eastcote Avenue, Harrow, HA2 8AL

Approximate Gross Internal Area = 74 sq m / 796 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2021 (ID809969)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC