



  
**Andrew Pearce**  
PINNER

TREVE AVENUE, HARROW, HMIDDLESEX, HA1 4AJ £925,000



**A characterful, four bedroom semi-detached family home, built in the favoured halls adjoining style, occupying a highly convenient location close to Harrow town centre. The property occupies one of the largest plots in the Harrow area and features extended accommodation arranged over three floors, with further outbuildings, in all just over 1600 sq.ft.**

The interior layout comprises: Entrance porch, hallway, leading through to a spacious bay fronted living room. Further off the hallway to the rear is the separate dining room with patio doors to the rear garden and completing the ground floor is the sizeable fully fitted kitchen.

To the first floor, the landing leads through to two double bedrooms and a large single third bedroom, all of which enjoy the benefit of fitted wardrobes. A family bathroom with separate W.C. completes the first floor.

To the second floor, the original loft space has been converted into a further, large double bedroom with en-suite.

Outside, the private driveway to the front provides off street parking for three cars and there is further parking to the extended driveway to the side.

To the rear, the magnificent garden is one of the largest plots in the locality, extending to circa 180 ft of well established grounds. The original detached garage has been converted to useable office space and incorporates a kitchen area and W.C. Further outbuildings are located to the far end of the plot and would be ideal for conversion into further useable space.

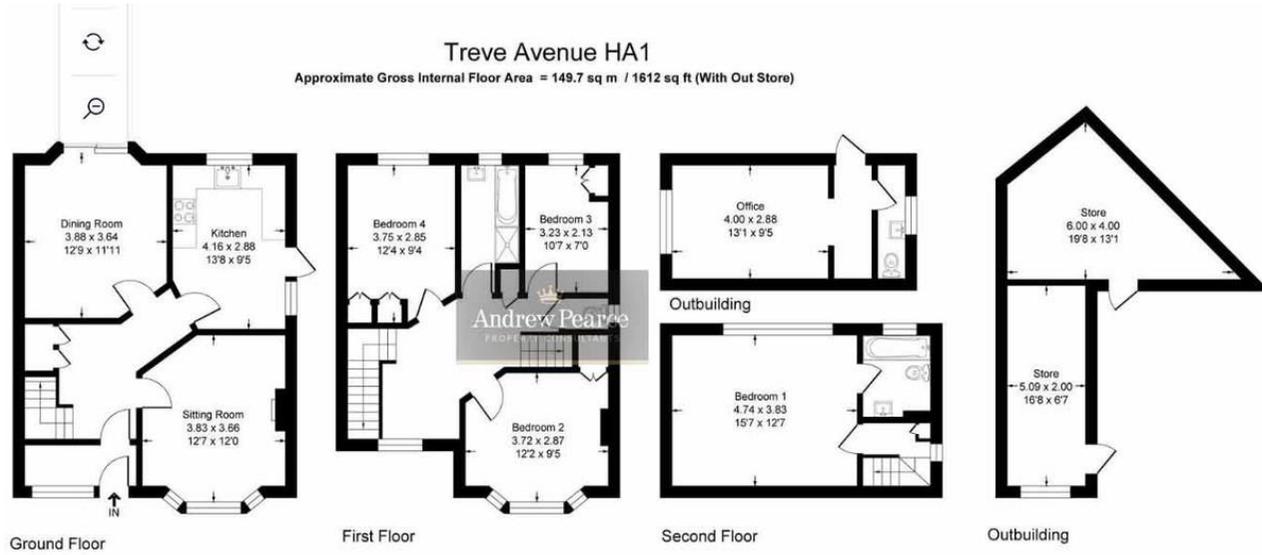
The generous plot provides considerable scope to extend, double storey to the side and up to 6 meters to the rear, subject to planning approval.

Treve Avenue is a highly sought after location, being within walking distance of the multiple shopping and transport facilities at central Harrow, including Harrow on the Hill and West Harrow Metropolitan Line stations. The area is well served with numerous highly rated schools including Vaughan Primary and Whitmore High, St Anselms Catholic Primary and John Lyon. Nearby green open space includes Cunninham Park and the lower slopes of Harrow on the Hill, which is within a short stroll.



# Treve Avenue HA1

Approximate Gross Internal Floor Area = 149.7 sq m / 1612 sq ft (With Out Store)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England, Scotland & Wales			



