

  
**Andrew Pearce**  
PINNER



DUKES AVENUE, HARROW, HA1 1XW

£690,000



A classic, bay fronted, four-bedroom, semi-detached family home occupying a prime residential location within the catchment of the outstanding rated Marlborough Primary School. The property presents itself in great condition throughout and benefits from extended accommodation on the ground floor and a loft conversion.

The property features an extended layout, with additions, single storey to the rear and to the loft and by virtue of a sizeable outbuilding in the garden, the overall floor area has been enhanced to circa 1780sqft. The accommodation comprises:

Entrance hallway, extended into the porch, with hardwearing vinyl flooring, leading through to a generously sized first reception room/dining room with a front aspect bay window and a fifth bedroom/office in the converted garage. The living space continues rearwards to a large second reception room/living room which benefits from being extended and enjoys great views out on to the garden via French doors. Completing the downstairs accommodation is a very spacious kitchen fitted with a range of streamline units with contrasting counter tops and is accompanied by a useful utility room. Finally, there is a downstairs shower room with toilet.

To the first floor, the landing leads through to three bedrooms and the family bathroom. The first of which being a large double with a front aspect bay window, a second double bedroom to the rear and a single third, rear aspect bedroom. Completing the first floor is the family bathroom.

To the second floor, the original loft has been converted into a spacious master bedroom which looks out on to the large back garden and benefits from plenty of storage in the eaves.

Outside, the private driveway to the front provides off street parking for two cars. The rear garden extends to around 100ft. in length and consists of a neatly manicured lawn, mature flower beds and shrubbery. A large outhouse of just under 200sqft sits at the end of the plot providing a versatile space that could be used as a home office or gym.

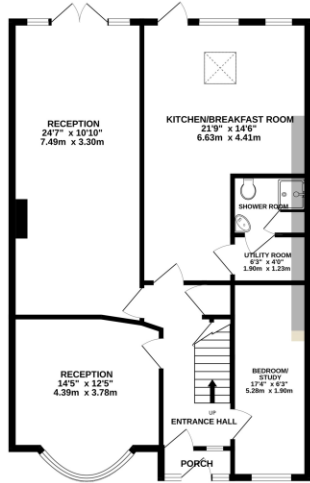
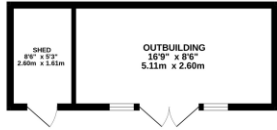
The property is situated within 5 mins walk of Harrow & Wealdstone station on the Bakerloo and Overground lines.

**Offered for sale 'CHAIN FREE'**

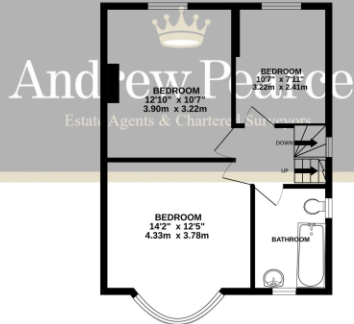
**Council Tax Band E - £2495.89**



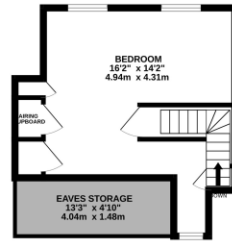
OUTBUILDING  
187 sq.ft. (17.4 sq.m.) approx.



GROUND FLOOR  
915 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR  
454 sq.ft. (42.1 sq.m.) approx.



2ND FLOOR  
229 sq.ft. (21.3 sq.m.) approx.

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TOTAL FLOOR AREA : 1785 sq.ft. (165.8 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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