



Andrew Pearce
PINNER

CARLYON AVENUE, HARROW, HA2 8SW

£525,000 OFFERS INVITED



A traditional style, bay fronted 1930's built three bedroom semi-detached house with private drive and secondary accommodation, occupying a pleasant residential location.

The interior layout comprises: Entrance porch, hallway, leading through to a good size through living /dining room with a front aspect bay window. Completing the ground floor is the fitted kitchen, with a door leading out to the garden.

To the first floor, the landing, leads through to two large double bedrooms, both benefitting from fitted wardrobes and a single third bedroom. A large three-piece bathroom completes the upstairs accommodation.

The property offers considerable scope to extend, up to six metres single storey to the rear and to the loft, which could comfortably accommodate a double bedroom with en-suite, subject to planning approval.

Outside, the drive provides off street parking for at least two cars, the well-established garden extends to 70 ft. in length and is laid to lawn with fenced boundaries. At the end of the garden lies a brick-built, fully insulated outhouse which has the potential to be used as secondary accommodation or as home office/gym.

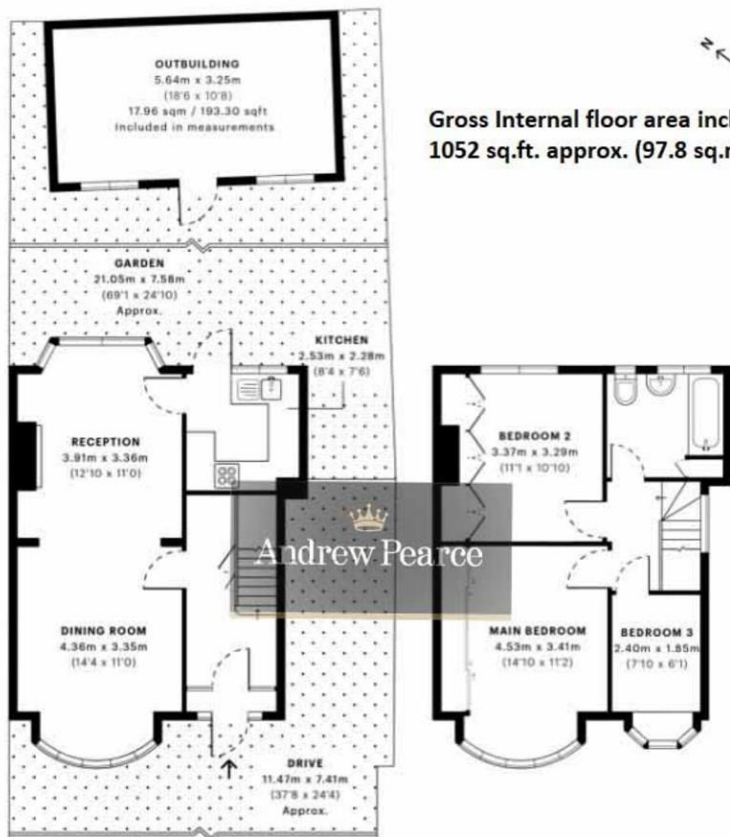
The property benefits from double glazing, gas central heating and also offers potential buyers the opportunity to enhance and extend to their own specifications.

Carlyon Avenue is a pleasant tree lined road with large grass verges allowing houses on both sides to be set well back from the road. The property is located close to local schools including Welldon Park, Field End, Heathlands and Rooks Heath College. South Harrow Piccadilly Line and Rayners Lane Metropolitan/ Piccadilly line stations are within easy reach and Northolt Park Chiltern main line station is nearby.

Council Tax Band D – £2042pa

EPC Rating - D





Gross Internal floor area including outbuildings
1052 sq.ft. approx. (97.8 sq.m.) approx.



