



  
**Andrew Pearce**  
PINNER

CAPTHORNE AVENUE, HARROW, MIDDLESEX HA2 9NF £525,000



**A three bedroom, mid Terrace 'Nash' built house, occupying a prime location within walking distance of Rayners Lane station. The property is also situated within the catchment of the outstanding rated Newton Farm school. Chain free sale.**

The accommodation comprises: Entrance hallway, leading through to a good size through living / dining room with a front aspect bay window and patio doors to the rear garden. The fitted kitchen to the rear is well equipped with a range of wall and base units and provides access to the rear garden.

To the first floor, the landing leads through to two good size double bedrooms, a single third bedroom and a family bathroom.

Outside, the front garden is neatly paved with brick wall boundaries. It is possible for off street parking to be created, subject to permission for a dropped kerb from Harrow council.

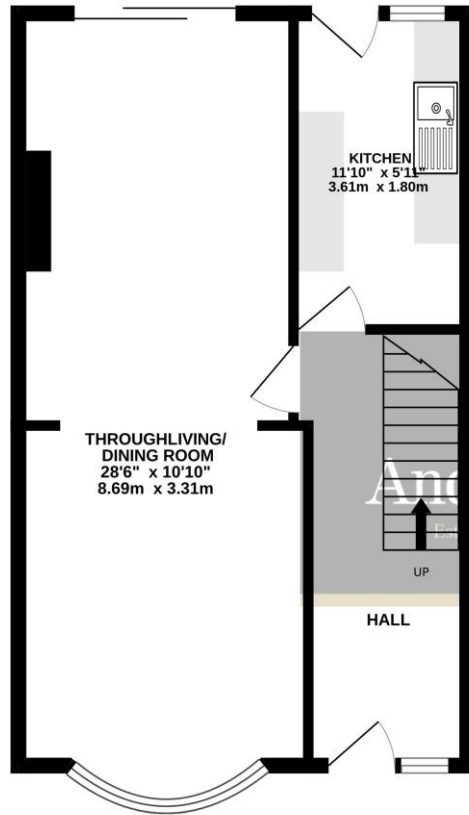
To the rear, the well established garden enjoys the benefit of a highly favoured southerly aspect. Extending to circa 70ft. in length, the garden features a large paved patio, with steps down to a neat lawned area with borders housing a variety of shrubs, all set within fenced boundaries. A detached garage is situated to the far end of the plot, with access via the secure gated service road.



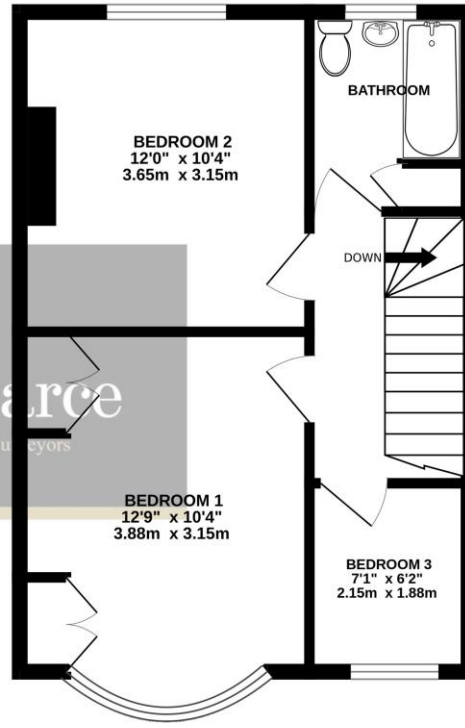
The property features double glazing, gas central heating and a re-tiled roof. The sizeable plot also provides scope to extend to the rear, with Harrow council currently permitting up to 6 metres, subject to planning approval.

Capthorne Avenue is a pleasant tree lined residential road and the property is situated within a short stroll of the outstanding rated Newton Farm School and Rayners Lane Metropolitan / Piccadilly line station is under 10 minutes walk.

GROUND FLOOR



1ST FLOOR



**CAPTHORNE AVENUE, HARROW, HA2 9NF**  
**Approximate gross internal floor area 78.42 Sq.m. (844.10 Sq.ft.)**  
 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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