



 **3**
Bedrooms

 **1**
Bathroom



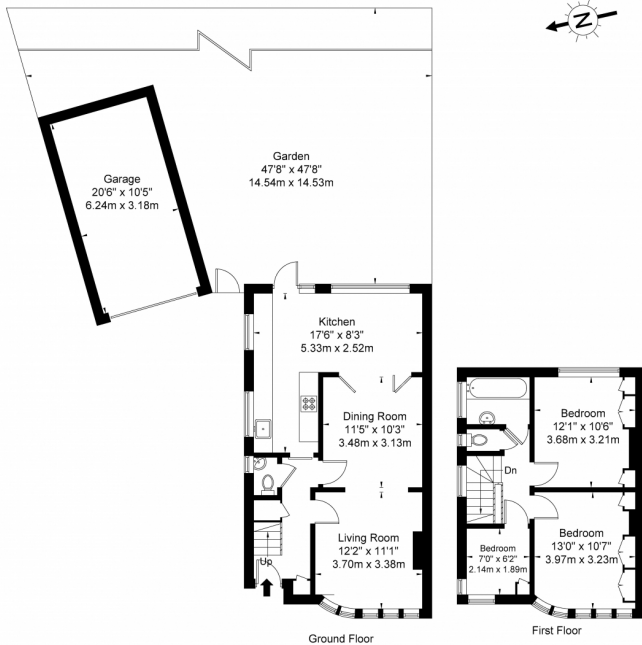
Offered to the market with no further chain and extended is this spacious Three Bedroom semi-detached family home. Internally you will find a through lounge/diner, L shaped kitchen/breakfast room all located on the ground floor. To the first floor all three bedrooms, the family bathroom and separate WC. Externally as the property is set where the road bends you will find a large fan shaped plot with a large garden housing a detached garage and to the front off street parking. All in all, this is one not to be missed.

Elgin Avenue Harrow HA3 8QJ

Approx Gross Internal Area = 89.9 sq m / 967 sq ft

Garage = 20 sq m / 215 sq ft

Total = 109.9 sq m / 1182 sq ft



Ref

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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Elgin Avenue, Harrow, Middlesex HA3





Awoolfsson Osteopaths Ltd

The Duck In The Pond

Belmont United Synagogue

CycleRepair

The Cardamom Club

Costa Coffee

Belmont Community Hall

Harrow Budget Tyres

Kenton Lane Café

St Anselm's Church

Stanburn Primary School

The Avenue

College Hill Rd

Adderley Rd

Bishop Ken Rd

Hibbert Rd

Locket Rd

Byron Rd

Lorne Rd

part Rd

Kenton Ln

Sancroft Rd

Talbot Rd

Belmont Rd

Mumbel Rd

Grasmere Gardens

St Edmunds Dr

Hermitage Way

Felbridge Ave

Bellamy Dr

York Ave

Tenby Ave

Elmore Dr

Grange Ave

Jersey Ave

Ennerdale Ave

Weston Dr

Wetheral Dr

Coledale Dr

Kynance Gardens

Braithwaite Gardens

St Andrews Dr

Gyles Park

Bromefield

Lyon Meade

Crowshott Av

Hiliary Gardens

Kenton Baptist Church