



235

Andrew Pearce  
PINNER

MALVERN AVENUE, HARROW, HA2 9HF

£520,000



**A traditional style, bay fronted three bedroom, mid terrace family home, constructed during the 1930's. The property requires general modernisation. Chain free sale.**

The accommodation comprises: Entrance hallway with under stairs storage, a through living / dining room with a large bay window, kitchen and a lean to addition to the rear with a W.C. and wash basin.

To the first floor, the landing leads through to all rooms including two double bedrooms, as inle third bedroom and a modern family bathroom.

Access to the loft is via a hatch to the landing and the sizeable area would lend itself ideally for conversion to an additional double bedroom with en-suite.

The property also benefits from full double glazing, gas central heating and a re-tiled roof.

Outside, the front garden is paved to provide parking for 2 cars. The garden to the rear approaches 60 ft. in length and is laid to lawn with a agareg situated to teh far end of the plot.

The generous plot could comfortably accommodate a further addition to the rear, with Harrow Council currently permitting up to six metres in total, subject to planning.

Malvern Avenue is a wide tree lined road and the property is situated within easy reach of Eastcote, South Ruislip and Rayners Lane shopping and transport facilities.

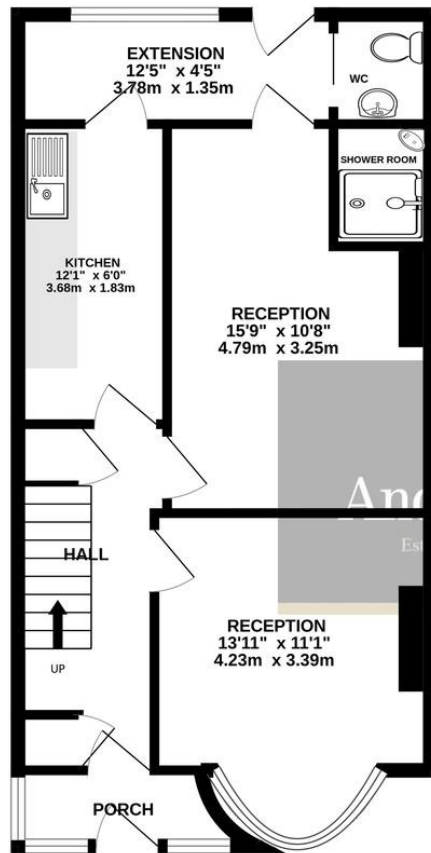
**Offered for sale 'CHAIN FREE'**

**EPC Rating – D**

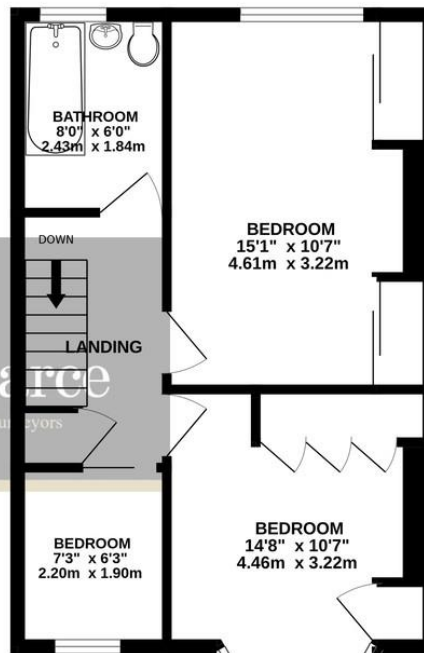
**Council Tax Band D - £2162.80**



**GROUND FLOOR**  
537 sq.ft. (49.9 sq.m.) approx.



**1ST FLOOR**  
428 sq.ft. (39.7 sq.m.) approx.



  
**Andrew Pearce**  
Estate Agents & Chartered Surveyors

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TOTAL FLOOR AREA : 964 sq.ft. (89.6 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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