



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Brooke Avenue

South Harrow HA2 0NF

- Close to Station
- Three bedroom semi detached house
- Gated parking and entrance
- Good location close to facilities

Asking Price Of **£650,000**

EPC Rating '59'





Property Description

A fantastic and extremely modern **THREE DOUBLE BEDROOM** semi-detached house with off street parking via a gated entrance. The property is situated on a highly sought after road, within a 3 minute walk to South Harrow station (Piccadilly line) and other local shops and transports facilities. The property benefits from being finished to high standard throughout, has tasteful kitchen and bathroom fittings and has an excellent entertaining space downstairs with a wonderful rear garden.

Comprises:- Entrance hall, downstairs doakroom, spacious third double bedroom with built in wardrobes. Stunning and fully open plan, living room, dining room and kitchen with integrated appliances. 2x sets of double doors run along the back of the house that open out onto the well kept, rear garden which is partially decked with stairs that lead down to the grassed area.

Upstairs has two good size bedrooms with lots of natural light and both with fitted wardrobes. The family bathroom is ultra modern with a freestanding bath and separate shower cubide.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements