



**A STYLISH & BEAUTIFULLY PRESENTED THREE BEDROOM EXTENDED FAMILY HOME**

Warden Avenue, Harrow, HA2 9LL

**ROBSONS**

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**ENTRANCE PORCH & HALLWAY • TWO RECEPTION ROOMS • KITCHEN / BREAKFAST ROOM • DOWNSTAIRS WC & SHOWER • THREE BEDROOMS • LUXURY FAMILY BATHROOM • ATTRACTIVE REAR GARDEN • SUPERB OUTBUILDING WITH BAR • OFF-STREET PARKING VIA OWN DRIVEWAY**

### Description

A fantastic three-bedroom, extended family home featuring stylish and modern interiors, with an exceptional outbuilding, an attractive rear garden, and off-street parking.

The ground floor comprises an entrance porch and hallway with a modern WC & shower room. Off the hallway is a thoughtfully designed living / family room with glass panelled, adjoining doors opening through to a separate dining area, with a fabulous kitchen / breakfast room set to the rear. The kitchen features stylish units with high-specification appliances, ample storage space, and a large kitchen island. The kitchen benefits from two skylights and bi-folding doors that flood the room with natural light.





To the first floor there are two well-appointed double bedrooms with fitted wardrobes, a further bedroom, and a luxury family bathroom.

Externally, this property boasts an attractive rear garden that is laid to lawn with a generous patio area. Furthermore, there is a superb outbuilding complete with a trendy bar, storage space, and plenty of room for a seating area, perfect for entertaining. Off-street parking is available to the front of the property, via your own driveway.

### **Location**

Warden Avenue is a short walk from Rayners Lane amenities and the Metropolitan and Piccadilly Line Station, with Eastcote, North Harrow and Pinner all within easy reach. The area is well served by primary and secondary schooling, with Roxbourne Primary, Longfield Primary and Cannon Lane Primary School(s) all close by, as well as Pinner High School.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: D

Energy Efficiency Rating: C

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 020 8866 8083.



Approximate Gross Internal Area  
Ground Floor = 70.6 sq m / 760 sq ft  
First Floor = 38.9 sq m / 419 sq ft  
Outbuilding = 32.0 sq m / 344 sq ft  
Total = 141.5 sq m / 1,523 sq ft

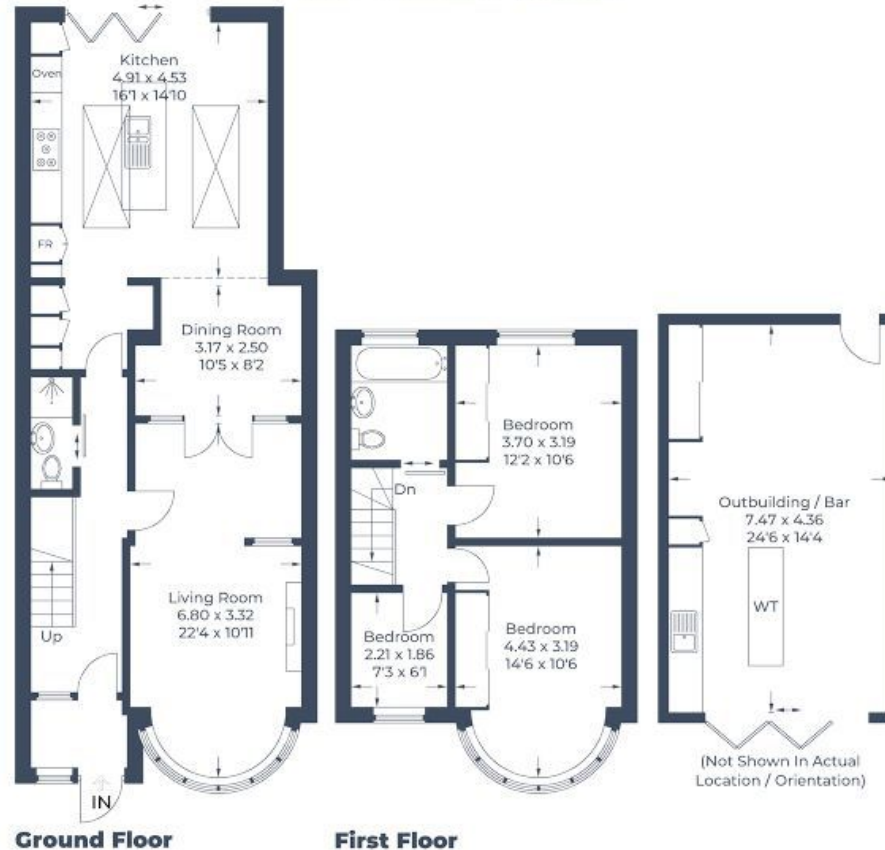


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measurements are approximate, not to scale.  
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