



  
**Andrew Pearce**  
PINNER

ALEXANDRA AVENUE, HARROW , HA2 8PQ £775,000





**A classic, 1930's built semi detached family home featuring four bedrooms, two bath/ shower rooms and extended ground floor accommodation.**

The interior layout comprises: Entrance hallway, leading through to the front aspect living room / bedroom with a front aspect bay window.

To the rear is the spacious sitting room, open to the large kitchen / family room which forms the rear extension. The modern kitchen is extensively fitted with a range of wall and base units. Completing the ground floor is a separate utility room and a shower / wet room.

To the first floor, the landing leads through to two further double bedrooms, a single bedroom and a modern shower room.

The property features double glazing and gas central heating and offers considerable scope to extend further, up to 3 metres single storey to the rear, a second storey to the side and to the loft, which could comfortably accommodate a double bedroom with en-suite, subject to planning approval.

Outside, the front garden provides off street parking for two cars.

To the rear, the well established, south west facing garden extends to circa 70 ft. in length and features a large area of lawn, paved patio, timber shed and fenced boundaries.

The property occupies a pleasant position, set back from Alexandra Avenue, directly opposite Alexandra Park and is located close to local schools including Welldon Park, Field End, Heathlands and Rooks Heath College.

South Harrow Piccadilly Line and Rayners Lane Metropolitan/ Piccadilly line stations are within easy reach and Northolt Park Chiltern main line station is within 5 minutes' walk.



# 51, Alexandra Avenue Harrow, HA2 8PQ

Approximate Gross Internal Area = 135.4 sq m / 1457 sq ft



Ground Floor

First Floor

Illustration for identification purposes only, measurements are approximate.





