



KENILWORTH AVENUE, HARROW, HA2 8SA

£465,000

  
**Andrew Pearce**  
PINNER



**A 1930's built, two bedroom mid terrace house, occupying a quiet position on a pleasant residential road. The property occupies a generous plot providing scope to extend.**

The accommodation comprises:

Entrance porch, entrance lobby, leading through to a bright, good size front aspect living room. The spacious kitchen / diner is to the rear and leads out to the rear garden.

To the first floor, the landing provides access to the loft. The main double bedroom is to the front and a further double bedroom overlooks the rear garden. The contemporary bathroom, finished with tiled walls completes the interior layout.

The property features gas central heating, double glazing and the original roof has been re-tiled.

Outside, the front garden is block paved providing off street parking for two cars. To the rear, the south west facing garden extends to 90ft in length and is laid mainly to lawn with a variety of mature trees.

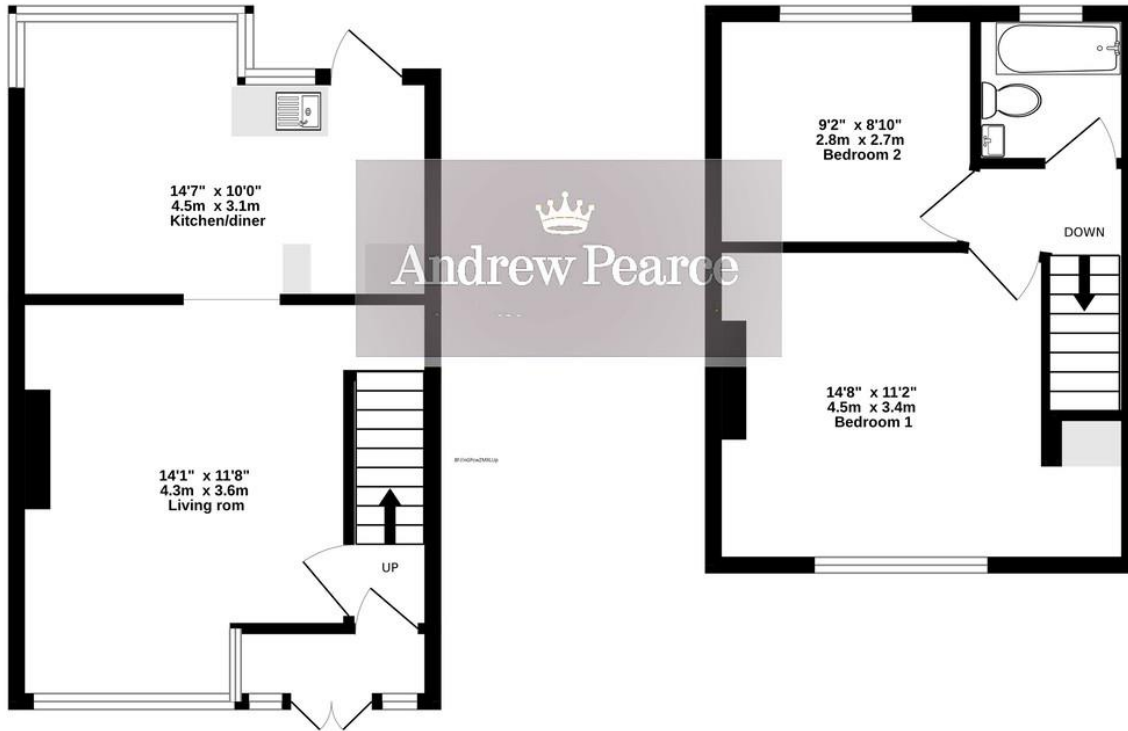
The generous plot provides considerable scope to extend to the rear. Harrow Council currently permit up to 6 metres subject to approval. There is also scope to convert the loft into a further bedroom with ensuite.

Kenilworth Avenue is situated to the western side of South Harrow and is convenient for the shopping and transport facilities at South Harrow (Piccadilly line), South Ruislip (Central line) and Eastcote (Metropolitan/ Piccadilly Line) Aldi and Sainsburys supermarkets are close by and local schools include Earlsmead Primary,



GROUND FLOOR  
334 sq.ft. (31.1 sq.m.) approx.

1ST FLOOR  
279 sq.ft. (25.9 sq.m.) approx.



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TOTAL FLOOR AREA : 613 sq.ft. (57.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



