



EST 2004  
**ElliotLee**

**44 Warden Avenue, Harrow - HA2 9LW**

In Excess of **£550,000** | **£2,350 pcm**





## 44 Warden Avenue

Harrow, Harrow

- THREE BEDROOM TERRACED HOUSE
- TWO RECEPTION ROOMS
- FITTED KITCHEN (WORKTOP REPLACED)
- DOWNSTAIRS CARPET REPLACED WITH LAMINATED WOOD
- DRIVEWAY
- REAR GARDEN
- FAMILY BATHROOM
- NEAR TO EXCELLENT SCHOOLS
- CLOSE TO RAYNERS LANE TUBE

Proudly presenting a well-maintained 3-bed terraced house in Rayners Lane. Updated kitchen, new flooring, private garden, driveway, near transport links. Ideal for families, professionals, investors.

Council Tax band: D

Tenure: Freehold

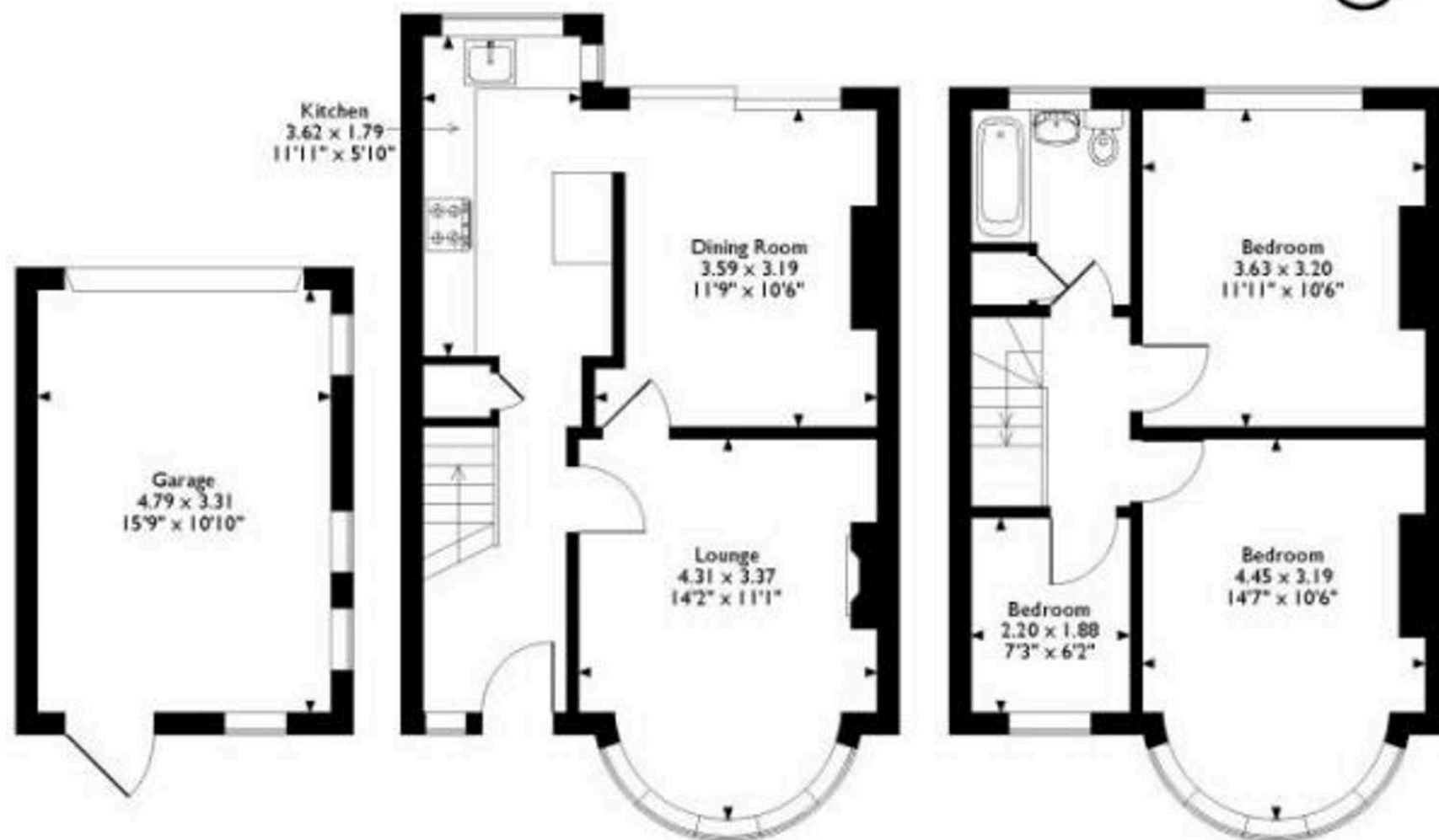
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E





Warden Avenue, Harrow  
Approximate Gross Internal Area  
Main House = 76 Sq M/822 Sq Ft  
Garage = 16 Sq M/171 Sq Ft  
Total = 92 Sq M/993 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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