



## Whitefriars Avenue | Harrow | HA3 5RN

David Conway & Co are pleased to offer this light filled three bedroom end of terrace situated in a courtyard development. Approximately 300 yards from local shops and bus services in Harrow Weald. Set within the catchment area of the covered Whitefriars School. The property boasts two reception rooms has a modern kitchen and bathroom and a delightful landscaped garden. Call now to book your viewing,

Asking Price Of £479,950

Freehold



- 3 BED END TERRACE
- COURTYARD DEVELOPMENT
- TWO RECEPTIONS
- 9'3 x 7'7 MODERN KITCHEN
- MODERN BATHROOM SEP WC
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED
- BEAUTIFULLY KEPT 60' GARDEN
- OFF STREET PARKING FOR 3 CARS

## Property Description

### ENTRANCE HALL

Stairs to first floor landing with cupboards under, wood flooring, radiator

### FRONT RECEPTION ROOM

15' 0" x 13' 5" (4.57m x 4.09m) Up can double glazed front aspect Windows, radiator.

### REAR RECEPTION ROOM

10' 6" x 10' 0" (3.2m x 3.05m) Double glazed up can French doors to garden, feature fireplace, wood flooring, radiator,

### MODERN KITCHEN

9' 3" x 7' 3" (2.82m x 2.21m) Range of beech style wall units, matching base units with laminated work tops over, inset stainless steel sink unit with cupboards under and mixer tap, plumbed for washing machine, space for cooker and fridge freezer, fully tiled walls, tiled floor, up close double glazed rear aspect windows

### LANDING

Upvc double glazed side aspect window.

### BEDROOM ONE

15' 0" x 11' 3" (4.57m x 3.43m)

Upvc double glazed front aspect window, recessed wardrobe cupboard, radiator.

### BEDROOM TWO

11' 6" x 10' 3" (3.51m x 3.12m)

Upvc double glazed rear aspect window, two built in recessed wardrobe cupboards, radiator.

### BEDROOM THREE

8' 6" x 7' 10" (2.59m x 2.39m)

Upvc double glazed front aspect window, radiator.



## BATHROOM

Modern white suite with panelled bath with shower and shower screen, pedestal wash basin, heated ladder style towel rail, fully tiled walls, tiled floor, upvc double glazed, frosted rear aspect window.

## SEPARATE WC

Low level.

## GARDEN

Approximately 60' beautifully kept with paved patio leading to lawn with flower beds and shrubs, fish pond, brick outhouse, separate side entrance.

## OFF STREET FRONT PARKING

Block paved for three cars

## Tenure

Freehold

## Council Tax Band

D £1,560 per annum

## Viewing Arrangements

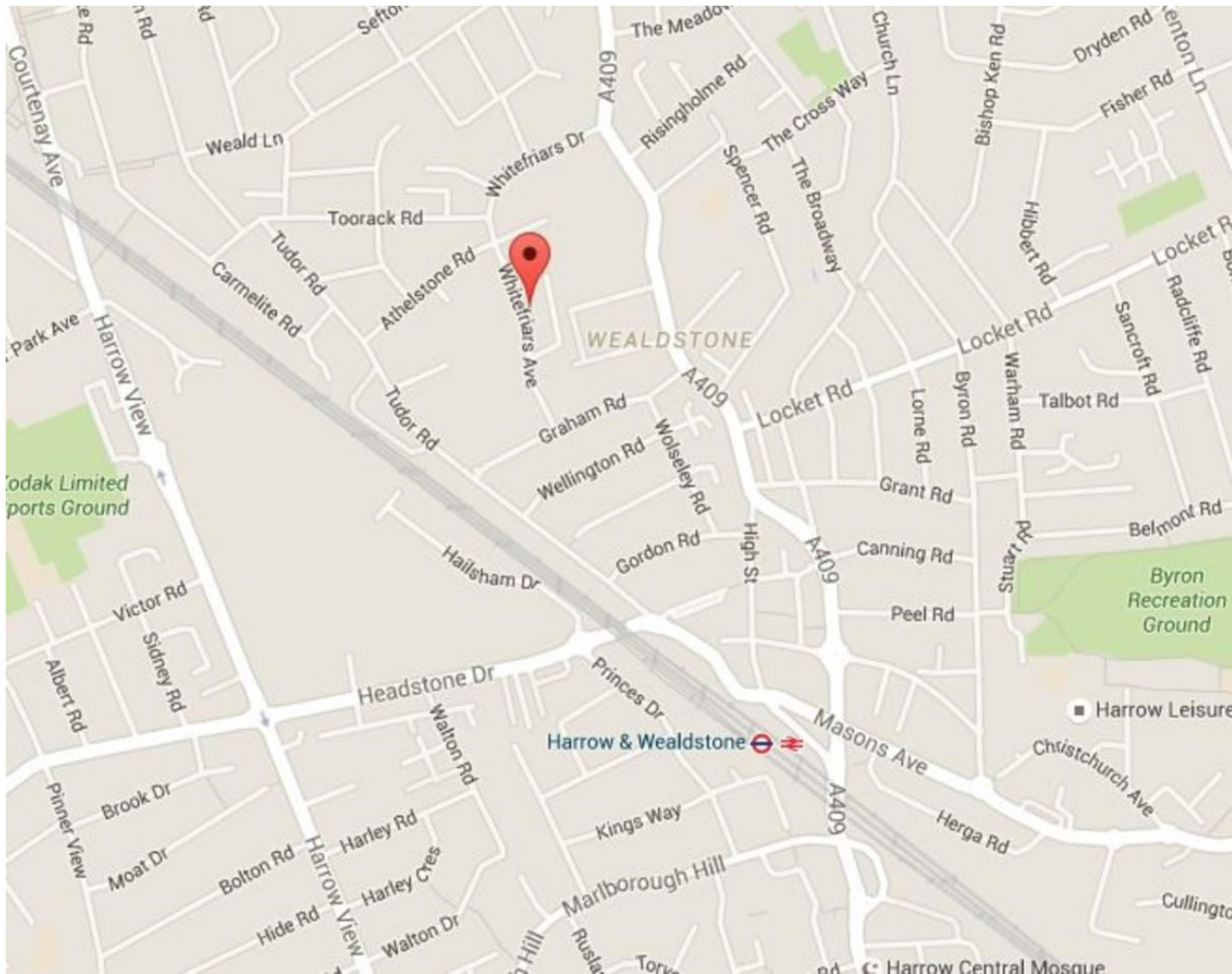
Strictly by appointment

## MORTGAGES ARRANGED AT COMPETITIVE RATES

(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.





# EPC Chart To Follow



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