





Asking Price Of £569,950

Brooke Avenue
Harrow
Middlesex
HA2 0NF

EPC Rating '59'

- EXTENDED CHALET STYLE SEMI
- LOWER SLOPES HARROW-ON-THE-HILL/SOUTH HARROW
- 15'0 x 11'0 LOUNGE, 11'0 x 11'0 DINING ROOM
- 14'0 x 10'7 3rd RECEPTION/4th BEDROOM
- DOWNSTAIRS BATHROOM
- CLOAKROOM
- BEDS: 12'0 x 11'7, 12'0 x 10'5 & 10'5 x 9'4
- GAS CENTRAL HEATING
- DOUBLE GLAZED
- OFF STREET PARKING





SIDE ENTRANCE DOOR

Hardwood and aluminium double glazed entrance porch with double glazed entrance door, tiled floor, inner hardwood half glazed entrance door to:-

ENTRANCE HALL

Hardwood framed aluminium double glazed window, turning staircase to first floor with storage space under, radiator, doors to cloakroom, kitchen, reception one & leading to inner hallway.

CLOAKROOM

Modern suite comprising:- Close coupled wc wall mounted wash hand basin, fully tiled walls, hardwood framed aluminium double glazed window.

KITCHEN/BREAKFAST ROOM

12' 0" x 10' 0" (3.66m x 3.05m)

Fitted kitchen comprising range of wall units, and matching base units with laminated worktops over. Inset stainless steel, double bowl, single drainer sink unit with mixer taps, plumbed for washing machine dishwasher included, Built in under oven with recess for microwave above, fitted gas hob with extractor over and space for fridge, freezer and table. Part tiled walls, wall mounted gas central heating boiler, radiator, Double aspect 'Georgian' style hardwood framed aluminium double glazed windows.

FRONT RECEPTION ROOM

15' 0" x 11' 0" (4.57m x 3.35m)

'Georgian' style hardwood framed aluminium double glazed window, built in bookshelf and storage unit, radiator, archway to:-

REAR RECEPTION ROOM

11' 0" x 11' 0" (3.35m x 3.35m)

Hardwood framed aluminium double glazed patio doors to larger decked patio with steps to garden, radiator.

INNER HALLWAY

Doors to:- bathroom & reception three or bedroom four.

RECEPTION THREE/BEDROOM FOUR

14' 0" x 10' 7" (4.27m x 3.23m)

Hardwood framed aluminium double glazed window, radiator, coved ceiling, hardwood framed aluminium double glazed door to a low level balcony with steps to the garden.

GROUND FLOOR BATHROOM/WC

Modern coloured suite comprising:- Acrylic panelled bath with bath/shower mixer taps. Pedestal wash hand basin, close coupled wc. Fully tiled walls, hardwood framed aluminium double glazed window,

ON THE FIRST FLOOR

LANDING/STUDY AREA

Part sloping ceilings, two 'Velux' windows, access to insulated loft space, study area, doors to:-





BEDROOM ONE

12' 8" x 11' 7" (3.86m x 3.53m)

'Georgian' style hardwood framed aluminium double glazed window, range of fitted wardrobes with storage cupboards over incorporating matching drawer unit and dressing table, radiator. En suite shower cubicle.

BEDROOM TWO

12' 0" x 10' 5" (3.66m x 3.18m)

Hardwood framed aluminium double glazed window, fitted wardrobes, radiator.

BEDROOM THREE

10' 5" x 9' 4" (3.18m x 2.84m)

Hardwood framed aluminium double glazed window, part sloping artexed ceilings, built in recessed eaves storage cupboard, radiator, access to second loft area.

WELL MAINTAINED GARDENS

To rear approx 71' x 30' 'L' shaped patio area, with retaining walls leading to lawn with flower and shrub borders. Two timber shed, enclosed panelled fencing, side access. To front approx 20' mainly laid to lawn.

OFF STREET FRONT PARKING

Blocked paved for two cars, could be enlarged to accommodate four cars subject to required works. Residents parking in street.

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).

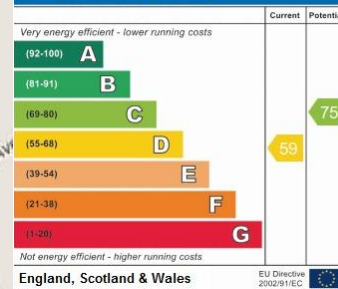
These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may 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.







Energy Efficiency Rating



Environmental Impact (CO₂) Rating

