



  
**Andrew Pearce**  
PINNER

YEADING AVENUE, RAYNERS LANE, HARROW, HA2 9RL £525,000



**A larger style, three bedroom mid terrace 'Nash' built house, constructed during the 1930's. The property occupies a prime location backing allotments and the green open space of Roxbourne Park and is very quietly situated within walking distance of Rayners Lane and Eastcote shopping and transport facilities.**

Rich with 1930's character, the property offers considerable scope to enhance and extend, along with the scope for a sizeable loft conversion.

Featuring an attractive characterful facade, with large bay windows, the house, whilst in need of a programme of modernisation, is a fine, solid example of a Nash built home, affording potential buyers the opportunity to create an ideal home to personal specifications.

The accommodation comprises: Entrance hallway, leading through to a spacious through living room with a front aspect bay window and patio doors to the garden. The kitchen is situated to the rear.

To the first floor, the landing leads through to all rooms, including two good size double bedrooms, a single third bedroom and a family bathroom / W.C. along with access to the loft.

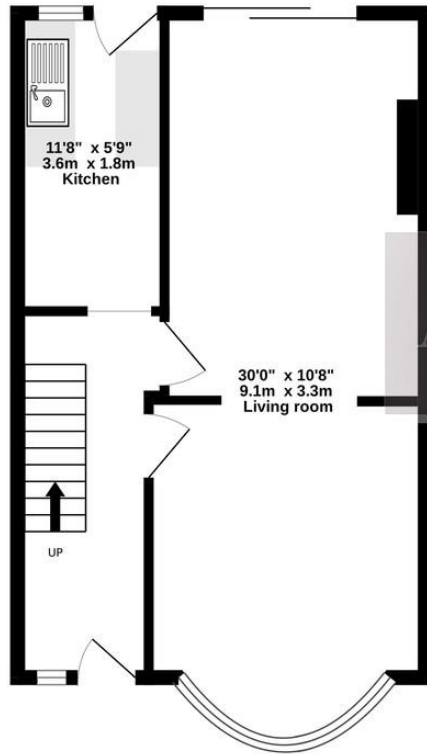
Outside, the private driveway to the front provides off street parking. The rear garden approaches 80 ft. in length and enjoys an elevated position with far reaching views. The garden features patio with steps down to a lawned area and borders housing a variety of shrubs. The detached garage is located to the far end of the plot with secure gated access.

Yeading Avenue is situated within 15 minutes walk of both Rayners Lane and Eastcote shopping and transport facilities which are both served by the Metropolitan & Piccadilly line stations. Roxbourne infant and junior school is within a short stroll.

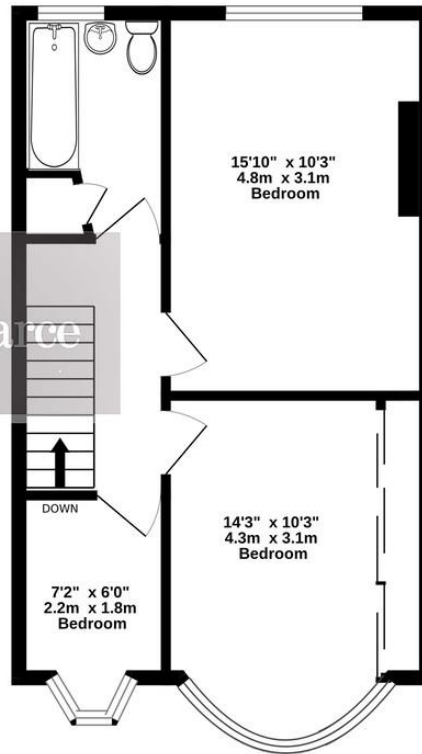
Chain free sale.



GROUND FLOOR  
427 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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