



**Andrew Pearce**  
PINNER

**AVEDON CLOSE, HARROW, HA2 6DW**

**Offers invited in the region of £650,000**



**A stylish four bedroom, 2 bath / shower room, end of terrace town house situated on this modern residential development.**

Constructed in 2017, the property features a well planned interior layout and the accommodation, arranged over three floors comprises:

Entrance hallway, leading through to a modern kitchen, extensively fitted with a range of stylish units and integrated appliances. Further off the hallway to the rear is the sizable living room with doors through to the rear garden. Completing the ground floor is the contemporary cloakroom / W.C.

To the first floor, the landing leads through to two double bedrooms, a single third bedroom / study and a luxury family bathroom, neatly finished with tiled walls and flooring.

The second floor accommodates the impressive principal bedroom suite, featuring a large double bedroom with an adjoining walk in wardrobe and en-suite shower room.

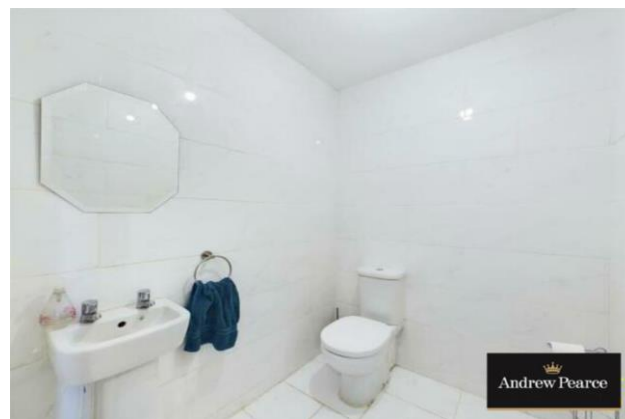
Outside, there is allocated parking directly outside the property.

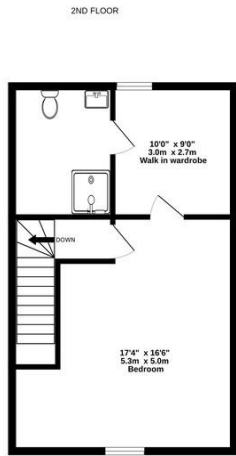
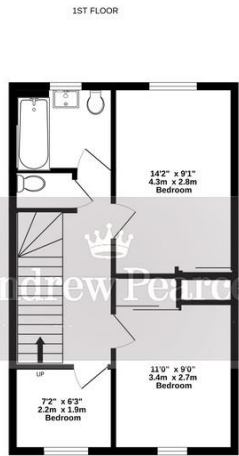
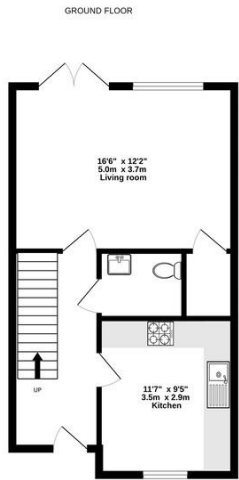
To the rear, the private garden is laid to lawn with a patio area and fenced boundaries.

The property is offered with the remainder of the 10 year NHBC warranty from 2017.

Avedon Close forms part of a residential development constructed 2017. It is a quiet residential road situated within close proximity to local amenities, schools, and transport links, including Headstone Lane and Harrow & Wealdstone Bakerloo line stations and North Harrow Metropolitan line station.

Tenure: Freehold. Service charge: TBC. To cover parking and development maintenance.





TOTAL FLOOR AREA: 1316sq.ft. (122.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		93 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



