



Andrew Pearce
PINNER

DUKES AVENUE, NORTH HARROW, HA2 7NZ £642,500



A traditional style, bay fronted, 1930's built three bedroom, semi-detached family home occupying a quiet position on a pleasant residential road, within walking distance of North Harrow and Rayners Lane stations.

The accommodation comprises: Wide entrance hallway with under-stair storage, leading through to a large reception room with front aspect bay window. The rear reception features sliding patio doors looking out across the generous south-facing garden. The kitchen is fitted with a range of wall and base units, with ample counter tops. Off of the kitchen is the rear/side extension which houses a small utility area, where you'll find the boiler and washing machine and a modern shower room with toilet. This links to the original built garage, which is currently used as storage but could potentially be converted into another bedroom or more living space.

To the first floor the landing leads through to all rooms. The master is a large double room with fitted wardrobes and a front aspect bay window. The second double bedroom also benefits from fitted wardrobes and looks over the rear. Completing the first floor is a good size third single bedroom and a family bathroom with separate W/C.

Outside, the private driveway to the front provides off street parking and access to the adjoining garage. The remainder of the front garden is laid to lawn with a dwarf wall boundary.

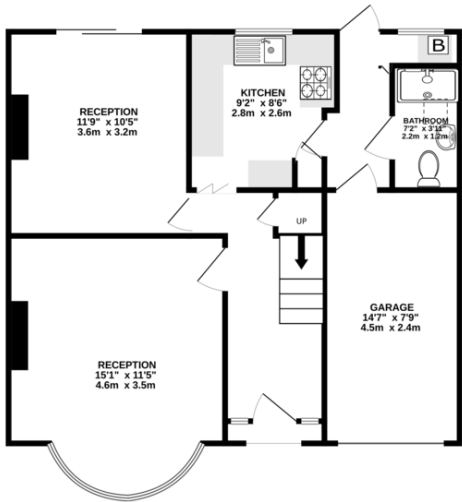
To the rear, the garden extends to circa 75 ft. in length and is neatly laid to lawn, with a paved patio and fenced boundaries.

Dukes Avenue is a quiet tree lined road, located within a short walk of North Harrow Metropolitan line station and Rayners Lane Metropolitan / Piccadilly line station and the property is situated within the catchment of St John Fisher, Nower Hill and Longfield Schools.

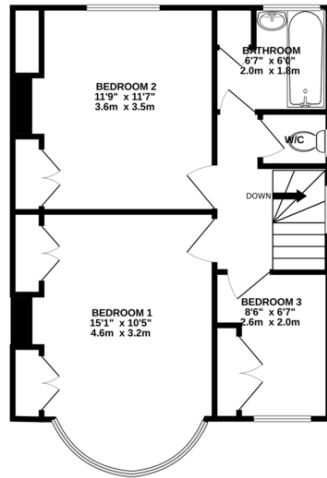
Offered for sale 'Chain Free'.



GROUND FLOOR
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



