



ESTATE & LETTINGS AGENTS

Dudley Avenue, Harrow, HA3



FOR SALE £625,000 Freehold

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

Major Estates have been favoured to offer for sale this this delightful extended 3-bedroom semi-detached house that is a perfect blend of modern comfort and classic charm. Nestled in a quiet and family-friendly neighbourhood, this property offers a warm and inviting atmosphere for you and your loved ones.

Key Features:

Downstairs WC: Convenient downstairs WC.

Boiler: Newly installed under a year ago.

Office: Great use of space and perfect for those that work from home with fitted desk and units.

Through Lounge Reception Room: The heart of this home is the spacious through lounge reception room, a versatile space that effortlessly accommodates both relaxation and entertainment. Natural light floods through large windows, creating an inviting ambiance. New bi fold doors and wood flooring between the through lounge and kitchen/diner.

Open Plan Kitchen/Diner: The sleek and modern kitchen seamlessly merges with the dining area, forming an open plan layout that's perfect for family meals or hosting friends. Quality fixtures and appliances enhance the aesthetic and functionality of this culinary haven.

Three Bedrooms with Fitted Wardrobes: Upstairs, three bedrooms await, each adorned with fitted wardrobes offering ample storage. The master bedroom boasts a perfect marriage of comfort and style, providing a retreat after a long day.

Family Bathroom: The well-appointed family bathroom is a sanctuary of relaxation, featuring modern amenities and a tasteful design that adds a touch of luxury to your daily routine.

Driveway: With off street parking for 2 cars.

Large Private Rear Garden: Step outside into your own private oasis – a large rear garden awaits, providing an ideal space for outdoor gatherings, playtime, or simply enjoying the tranquillity of nature. With a garden shed.

Prime Location: Situated in proximity to local shops, Kenton Library, and esteemed schools such as Priestmead primary school and Park High, this residence offers the ultimate in convenience. Excellent transport links, bus routes, Belmont Circle, Harrow Leisure Centre, and Kenton Recreation Ground are within easy reach with Stanmore within a short drive.



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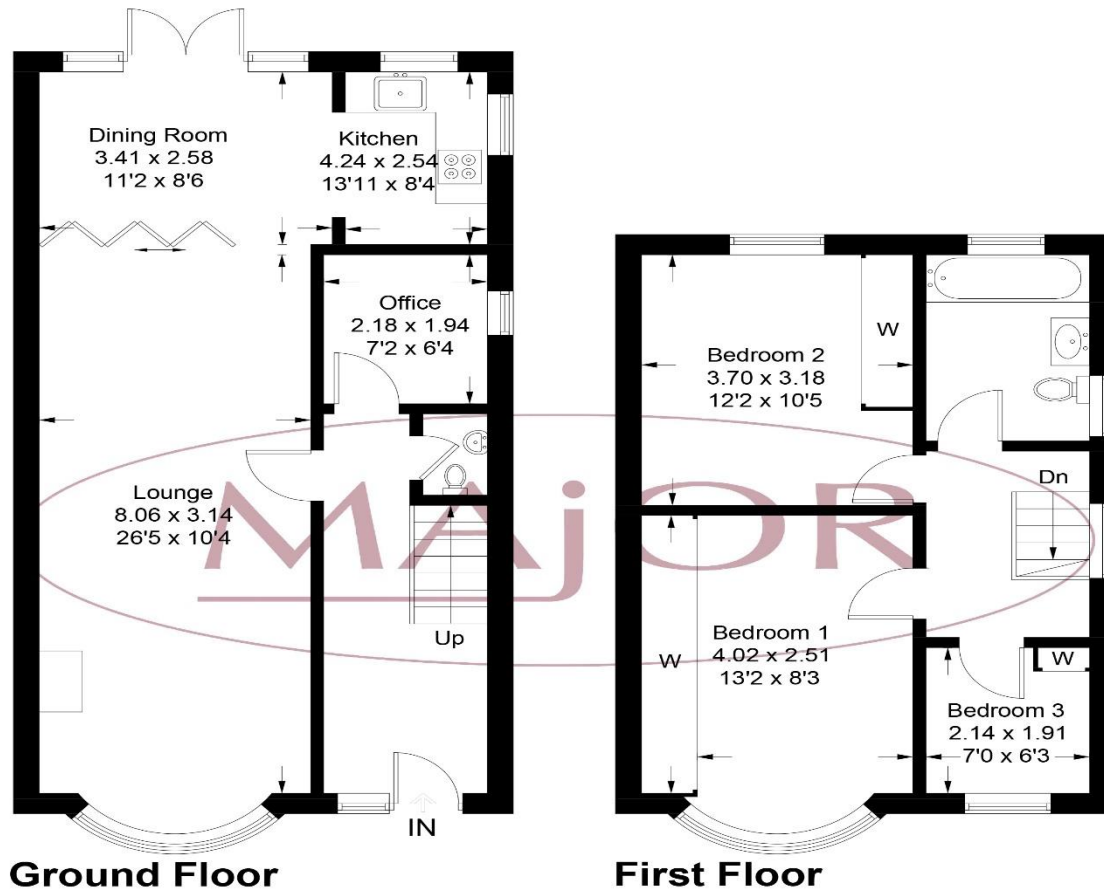


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Approximate Gross Internal Area = 99.0 sq m / 1066 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1046409)

Address:
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Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

