

for sale

offers in excess of **£600,000**



Merlins Avenue Harrow HA2 9ET

**** SEMI DETACHED HOUSE ** THREE BEDROOMS ** SPACIOUS RECEPTION ROOM ** FULLY FITTED KITCHEN ** DOWNSTAIRS CLOAKROOM ** FAMILY BATHROOM ** CENTRAL HEATING ** DOUBLE GLAZING ** LARGE REAR GARDEN ** OFF STREET PARKING ** IDEAL FAMILY HOME ****

Merlins Avenue Harrow HA2 9ET

Entrance Hall

Lounge

23' 5" x 20' 2" (7.14m x 6.15m)

Kitchen

11' 5" x 10' 8" (3.48m x 3.25m)

Cloakroom

Storage

Bedroom One

11' 5" x 15' 8" INTO BAY (3.48m x 4.78m INTO BAY)

Bedroom Two

13' 6" x 9' 2" (4.11m x 2.79m)

Bathroom

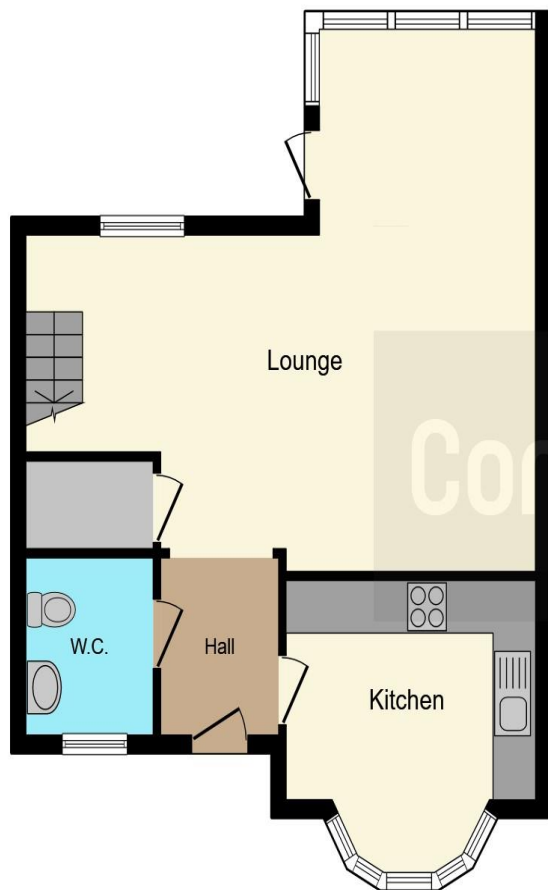
Bedroom Three

6' 7" x 11' 6" (2.01m x 3.51m)









Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 020 8427 4321
E harrow@connells.co.uk

182 Station Road
HARROW HA1 2RH

Property Ref: HRW310020 - 0024

Tenure: Freehold

EPC Rating: C

view this property online [connells.co.uk/Property/HRW310020](https://www.connells.co.uk/Property/HRW310020)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk