



### Cavendish Avenue, Harrow, HA1 3RG

NO UPPER CHAIN AND 'HUGE' POTENTIAL for this spacious 3 bedroom semi detached family house situated within just a few minutes walk of Sudbury Hill, Harrow, station (Piccadilly underground) and Chiltern Line (overground for London). This delightful property has gas central heating and double glazing and is the perfect opportunity to create your own family home. You have an entrance hall, 2 spacious reception rooms and a kitchen with potential to extend to the rear and either to the side or into the attached garage which has its own drive currently parking 2 cars but with space to increase stpp. Upstairs has 3 good sized bedrooms, a shower room with separate toilet and loft space suitable for conversion stpp. Outside has a substantial 100' approx rear garden.

Sudbury Hill is a popular location at the foot of the Harrow on the Hill, with the station offering both Piccadilly Line (Underground) and Chiltern Line (Overground) services to Paddington. The A40/M40/M25 is a short drive away and there is a good selection of local shops, retail parks and open spaces to enjoy with both Harrow and Wembley town centres within easy reach as are a choice of favored schools.

**Asking Price £615,000**

**Tel: 020 8573 9922 Fax: 020 8569 3495**

254 Kingshill Avenue, Hayes, Middlesex, UB4 8BZ

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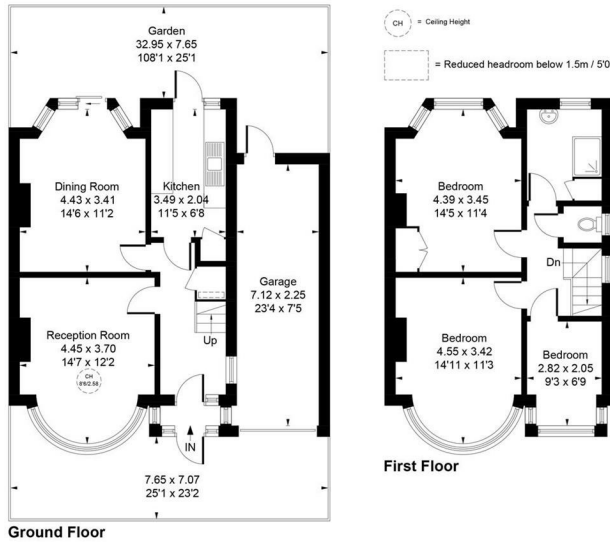


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Approximate Gross Internal Area = 94.64 sq m / 1019 sq ft  
Garage = 16.55 sq m / 178 sq ft  
Total = 111.19 sq m / 1197 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 purchase.  
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## Energy Efficiency Rating

|                                                                                                                                                                                                                                                                                              | Current                            | Potential                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> | <p>62</p>                          | <p>86</p>                                                                             |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            | <p>EU Directive<br/>2002/91/EC</p> |  |

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