



**AN EXTENDED THREE BEDROOM SEMI-DETACHED FAMILY HOME**

Warden Avenue, Harrow, HA2 9LL





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**SEMI-DETACHED • THREE BEDROOMS •  
SPACIOUS LIVING • FULLY FITTED KITCHEN •  
MODERN FAMILY BATHROOM • REAR  
GARDEN WITH LARGE OUTBUILDING • AIR  
CONDITIONING THROUGHOUT • DRIVEWAY  
PARKING**

### Description

This well presented three bedroom semi-detached family home has been extended by the previous owners, offering spacious and versatile accommodation.

The ground floor comprises a large living room leading to the kitchen/dining room, a utility room and downstairs w/c.

To the first floor are two double bedrooms with fitted wardrobes, a further bedroom and a family bathroom. The second floor provides access to a loft room which is used as a bedroom/office.

To the rear of the property is a low-maintenance rear garden with astro-turf and a patio area, ideal for outside entertaining. There is also a large outbuilding which has been split into a store/garden office.

Further benefits include driveway parking for multiple vehicles and air conditioning throughout.







Warden Avenue is a short walk from Rayners Lane amenities and the Metropolitan and Piccadilly Line Station, with Eastcote, North Harrow and Pinner all within easy reach. The area is well served by primary and secondary schooling, with Roxbourne Primary, Longfield Primary and Cannon Lane Primary School(s) all close by, as well as Pinner High School.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: D

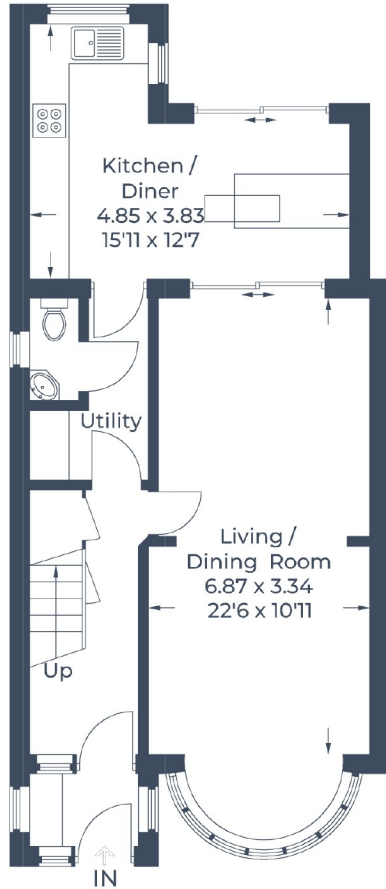
Energy Efficiency Rating: C

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 020 8866 8083.

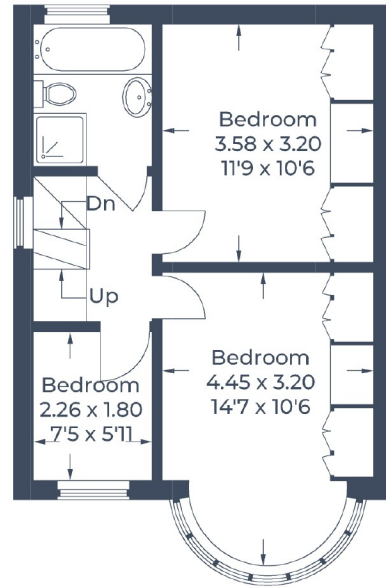




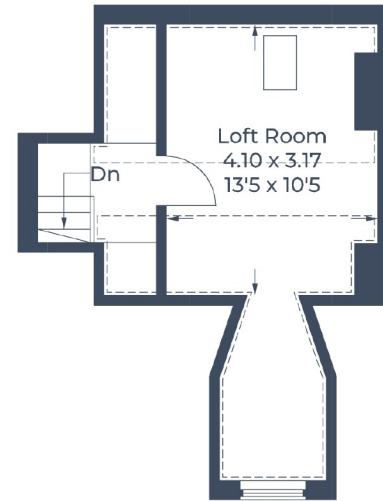
Approximate Gross Internal Area  
 Ground Floor = 56.3 sq m / 606 sq ft  
 First Floor = 38.0 sq m / 409 sq ft  
 Second Floor = 22.5 sq m / 242 sq ft  
 Outbuilding = 40.3 sq m / 434 sq ft  
 Total = 157.1 sq m / 1,691 sq ft



**Ground Floor**



**First Floor**



**Second Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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