



LAWRENCE RAND

Malvern Avenue, Harrow

Guide Price £600,000

KEY FEATURES:

- Four Bedrooms
- Two receptions
- Two bathrooms
- Off street parking
- Good condition throughout
- Extended loft conversion
- Close to local amenities
- Large rear garden
- Garage

Nestled in a charming residential enclave, we proudly present this exquisite 4-bedroom terraced house that exudes elegance and comfort.

Property Overview

This generously sized and modern four-bedroom mid-terrace family home has been thoughtfully extended to offer contemporary living across three floors.

Accommodation

The ground floor features a spacious, front facing light-filled dining room, ideal for both everyday living and entertaining, with seamless indoor-outdoor flow. Large reception/lounge overlooking the beautiful rear garden. The modern fitted kitchen includes a stylish range of wall and base units, combining practicality with sleek design. Upstairs, the first floor offers two well-proportioned bedrooms, a single bedroom, and a family bathroom.



The recently extended loft conversion boasts a generous Dormer bedroom with en-suite, completing the internal accommodation with style and functionality. All of the carpets have been newly fitted.

Outside Space

Enjoy a private rear garden, in excess of 90 Feet, perfect for relaxing or hosting gatherings in a peaceful setting. It also has an added advantage of decking and patio area.

Parking

The property benefits from off-street parking. Including a private driveway with a drop kerb access.

Garage

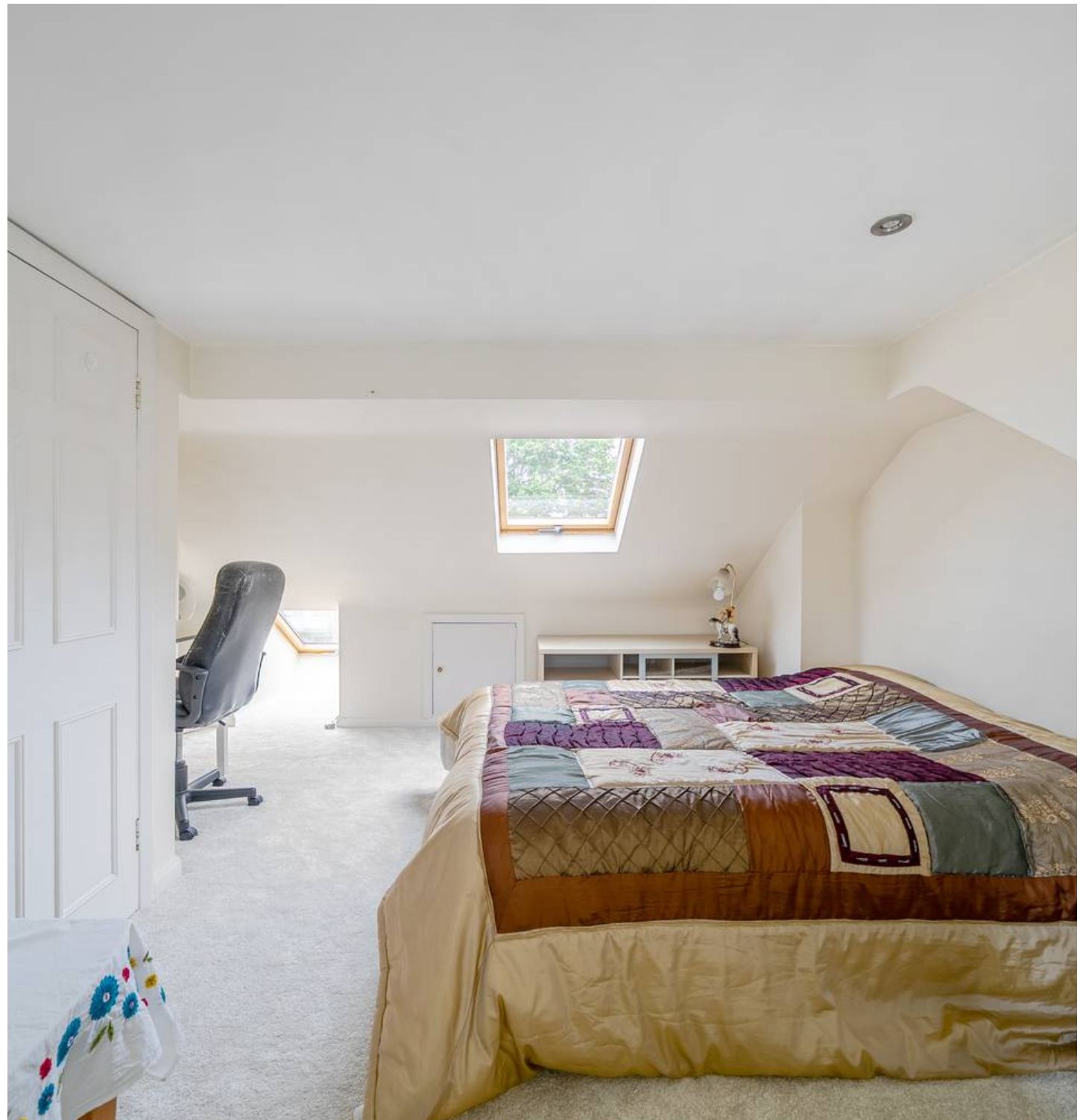
Accessed from the service road at the back

Location

Ideally situated close to local shops and amenities, the property is within easy reach of Rayners Lane and South Harrow stations, providing direct both Metropolitan and Piccadilly Line services into Central London.

Verified Material Information:

- Council Tax Band: D
- Energy Performance Certificate (EPC) Rating: B
- Tenure: Freehold
- Local Authority: Harrow
- Additional Information: This property benefits from gas central heating, double glazing, and off-street parking facilities.





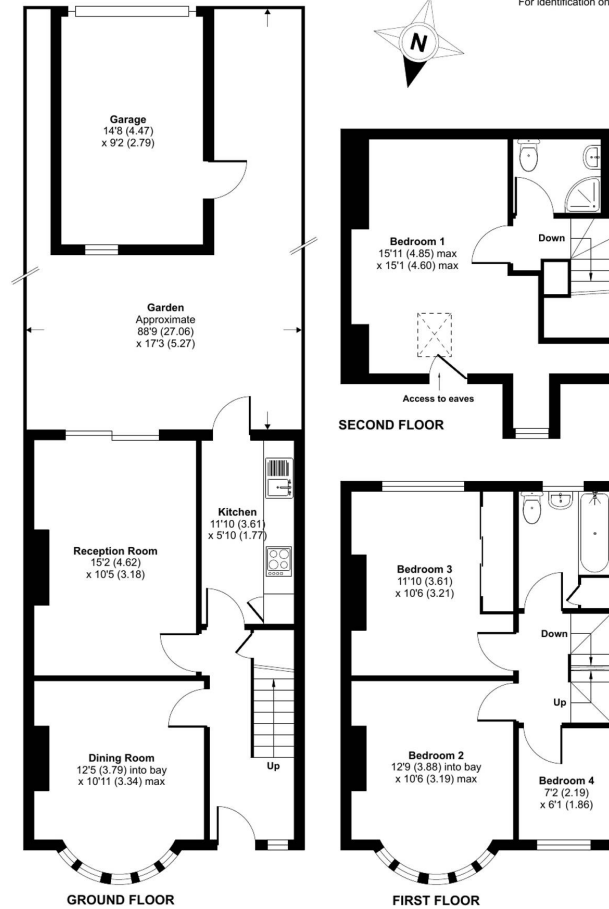
Malvern Avenue, Harrow, HA2

Approximate Area = 1077 sq ft / 100 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1211 sq ft / 112.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lawrence Rand. REF: 1331895

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