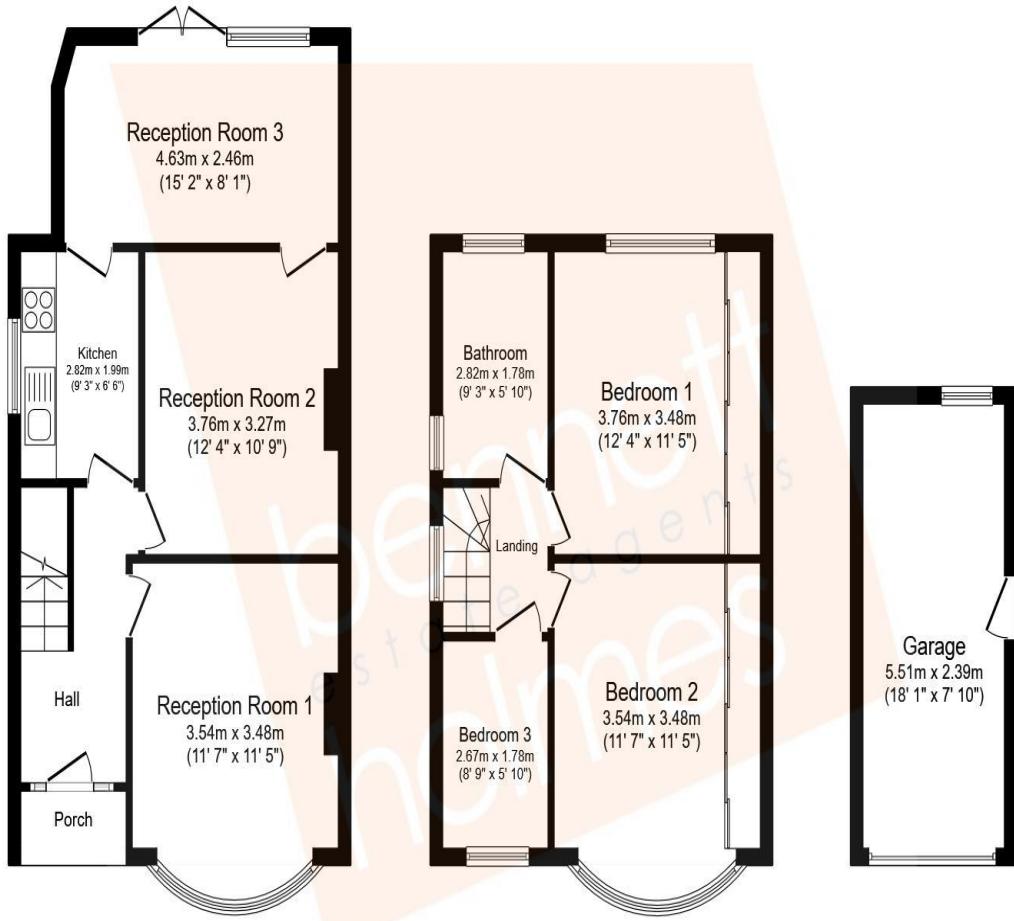


## Carlyon Avenue Harrow HA2 8SN

Price Guide: Offers in Excess of £550,000



**Ground Floor**

Floor area 52.8 sq.m. (568 sq.ft.)

**First Floor**

Floor area 41.0 sq.m. (441 sq.ft.)

**Garage**

Floor area 13.2 sq.m.  
(142 sq.ft.)

Total floor area: 106.9 sq.m. (1,151 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

### NORTHOLT OFFICE

83 Oldfields Circus Northolt, Middlesex UB5 4RU

**sales:** 020 8423 2222 **lettings:** 020 8423 0222  
[northolt@bennetholmes.com](mailto:northolt@bennetholmes.com)

**IMPORTANT** Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Bennett Holmes are pleased to offer this three bedroom semi detached house situated on a residential road in South Harrow. The property is located close to South Harrow's High Street with its many shops and the South Harrow Piccadilly Line Tube Station. Local shops and bus links are also close by. Northolt Park's National Rail is within 0.7 miles. Other benefits include two reception rooms, potential to extend the property STPP, a garage accessed via shared drive, off street parking and no upper chain.



- THREE BEDROOMS
- SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- POTENTIAL TO EXTEND STPP.
- LARGE REAR GARDEN
- GARAGE ACCESSED VIA SHARED DRIVE
- OFF STREET PARKING
- NO UPPER CHAIN

**Carlyon Avenue**  
**Harrow**  
**HA2 8SN**

**Price Guide:** Offers in Excess of £550,000



## Accommodation

The accommodation briefly comprises a front door opening to the entrance hall with doors to two reception rooms and the kitchen. The kitchen is fitted with wall and base level units, a sink and drainer, an integrated 4 ring gas hob with an overhead extractor hood and electric oven. There is plumbing for a dishwasher and there is a door to the lean to extension/ third reception room. From the third reception room there are patio doors to the rear garden.

Stairs lead to the first floor landing with doors to three bedrooms and the bathroom. There are two double bedrooms and one single bedroom.

Outside the property there is a rear garden.

There is a garage which can be accessed via a shared driveway.

To the front of the property is off street parking.

