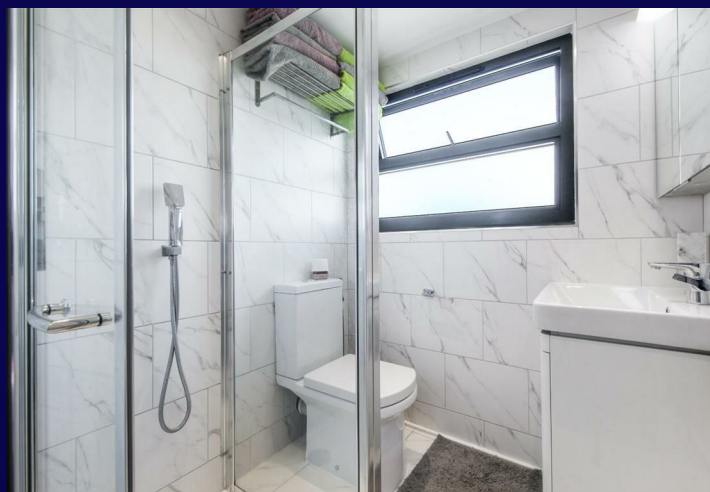




Carlyon Avenue, Harrow, HA2 8SX

Asking Price £785,000





Carlyon Avenue, Harrow, HA2 8SX

- Semi Detached House With Six Meter Rear Extension and Loft Conversion
- Bright & Airy Through Lounge
- Downstairs WC
- Approx 70FT Rear Garden
- Secured 25ft Approx Off Street Parking For Multiple Cars
- Four Bedrooms
- Two Modern Bathrooms
- Fully Integrated Kitchen
- Outhouse With Separate Shower Room
- Alarmed With CCTV To Front & Rear Of Property

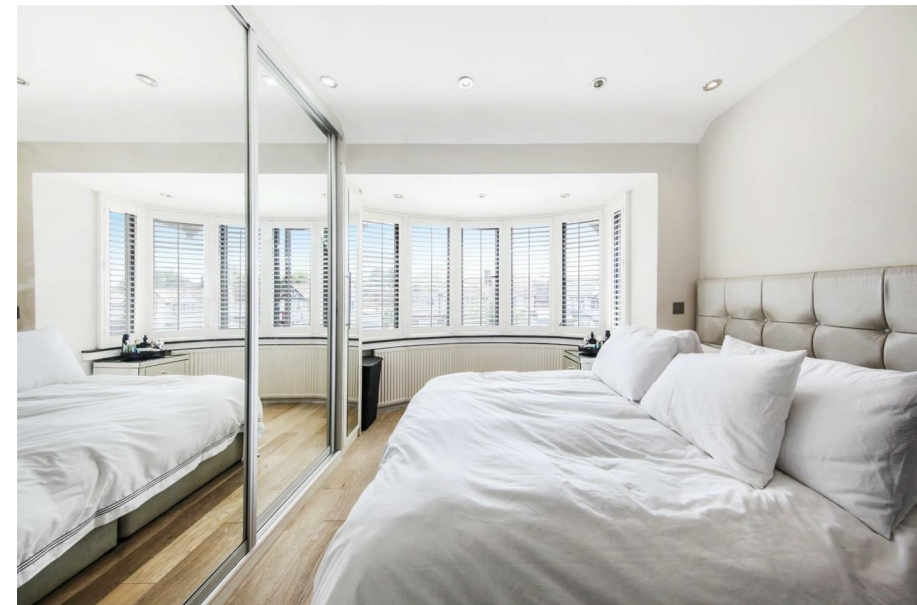
Nestled in the charming Carlyon Avenue of Harrow, this delightful semi-detached house is a true gem waiting to be discovered.

With four generously sized bedrooms, two bathrooms and a downstairs WC, there is ample room for the whole family to relax and rejuvenate. The through lounge/kitchen adds a touch of elegance to the home, providing a seamless flow between the living area and kitchen and perfect for entertaining guests or simply unwinding after a long day.

Spanning across 1,379 sq ft, this well-presented property exudes warmth and character at every turn. The addition of an outhouse offers extra storage space or the potential for a cosy home office, catering to your every need.

Conveniently located with parking for two vehicles, this home combines practicality with charm, making it a perfect choice for those seeking a harmonious blend of comfort and style. Don't miss the opportunity to make this lovely house your new home sweet home in Harrow.

Asking Price £785,000



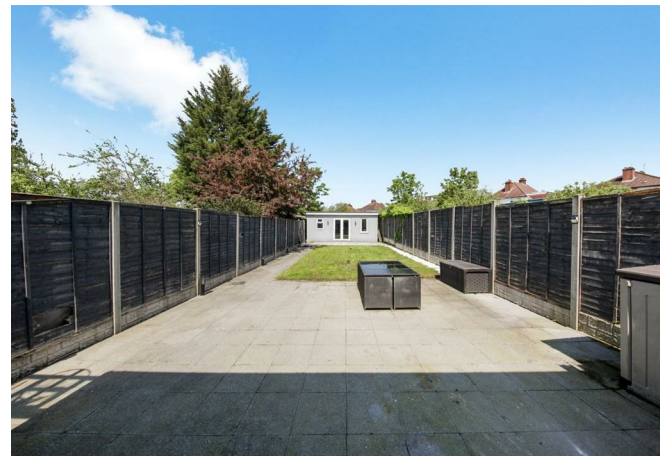
SUMMARY

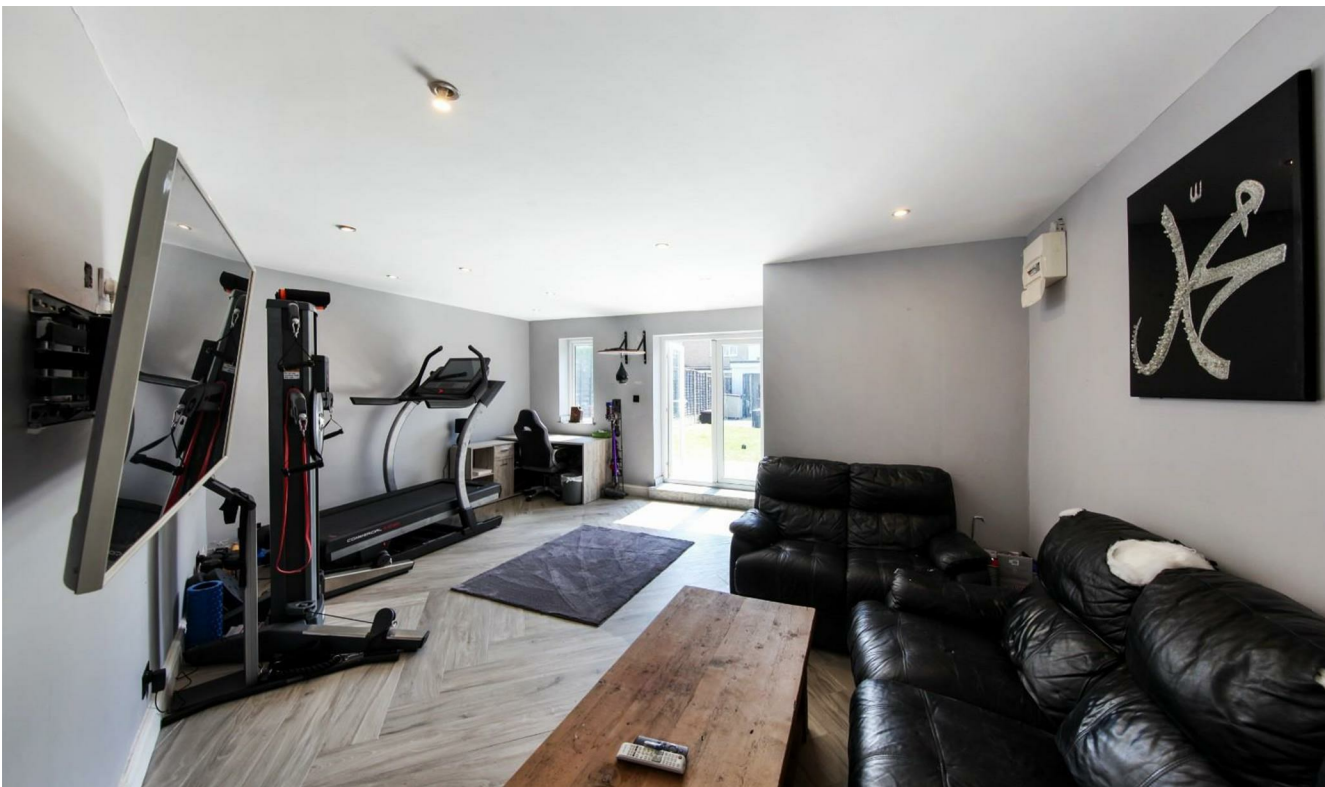
Welcome to this exquisitely presented four-bedroom semi-detached residence. Entry to the property by side access leads you into the hallway which boasts a grand entrance that sets the stage for the elegance within. Upon crossing the threshold, you're greeted by a breathtaking hallway adorned with sleek tiled flooring, a motif that gracefully extends throughout the ground floor with underfloor heating, creating a seamless flow and an ambiance of sophistication. The ground floor is controlled by zone heating and then every room on the first and second floor have their own individual thermostats so that you can effortlessly adjust the temperature in each room, ensuring personalised comfort throughout the home.

INTERNALLY

Doors off the hallway lead into a convenient downstairs WC and an inviting through lounge/kitchen area. Bathed in natural light pouring through the expansive bay window at the front and bi-folding doors at the rear with internal blinds, this space exudes a sense of openness and tranquility. The kitchen, a culinary haven, features insect lighting, matching handleless wall and base units, high end fitted appliances including two Smeg microwaves with grills, Smeg double ovens, a gas hob with an elegant extractor fan overhead, ample granite worktop space, integrated fridge freezer, dishwasher, and a central island with an under mount sink, integrated washing machine and tumble dryer. The island area is

bathed in the glow of an electrically remote controlled double skylight that illuminates the area with natural radiance. The hallway also benefits from a under stair storage cupboard which houses the 250L water tank sunk into the ground. Ascending the staircase to the first-floor landing adorned with a side aspect window, doors off the hallway lead into two double bedrooms. Bedroom one boasts a large bay window and fitted wardrobes with marble ledge, while bedroom two offers fitted wardrobes with marble ledge and serene garden views. The fully tiled family bathroom is a sanctuary of relaxation, featuring a tiled enclosed bathtub with a waterfall wall-mounted tap and concealed thermostat mixer, shower cubicle with





rainfall and hand-drawn heads, a vanity unit sink, WC, and a heated towel rail. Venture up the stairs to the second-floor landing, where two more bedrooms await. Bedroom three, a charming single, overlooks the tranquil gardens, while bedroom four, a cozy double, is illuminated by a velux window and offers ample eaves storage. Completing this floor is a fully tiled shower room, offering a luxurious retreat with a shower unit, vanity unit sink, WC, douche, wall-mounted mirror cabinet, and a large window that fills the space with natural light. All bedrooms windows feature bespoke blinds and granite ledges. In summary, this residence offers an unparalleled combination of elegance, comfort, and functionality, meticulously crafted to elevate every aspect of modern living.

EXTERNALLY

CCTV to the front and rear of the property.

Off street parking on block paved drive for two cars secured by parking posts, electric car charger.

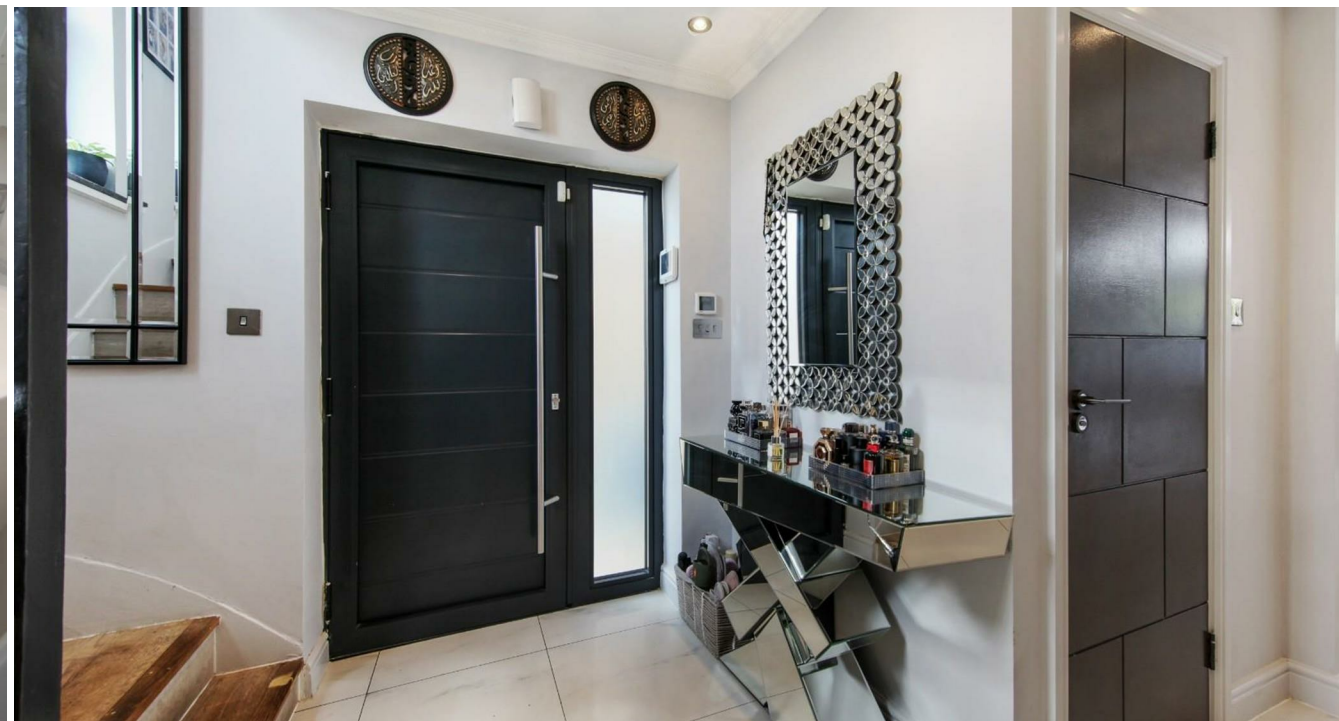
Side access via a iron gate to the large rear patio garden with laid to lawn area and outbuilding. The versatile outbuilding serves as an extension of the home's charm and functionality. Spacious and thoughtfully designed with electric wall mounted heating, it offers a haven of relaxation and entertainment. Inside, you'll find a convenient shower room with WC, providing added convenience for residents and guests alike.

LOCATION

Carlyon Avenue is located off Eastcote Lane. Northolt Park Station is just 0.4 miles away allowing easy access to London Marylebone. South Harrow's busy shopping centre with restaurants, cafes and shops along with South Harrow Underground Station 0.9 miles from the property. Earlsmead Primary School just 0.3 miles away, Harrow Independent College just 0.4 miles away, Rooks Heath College just 0.5 miles away and Heathland School and Petts Hill Primary School both 0.6 miles away.

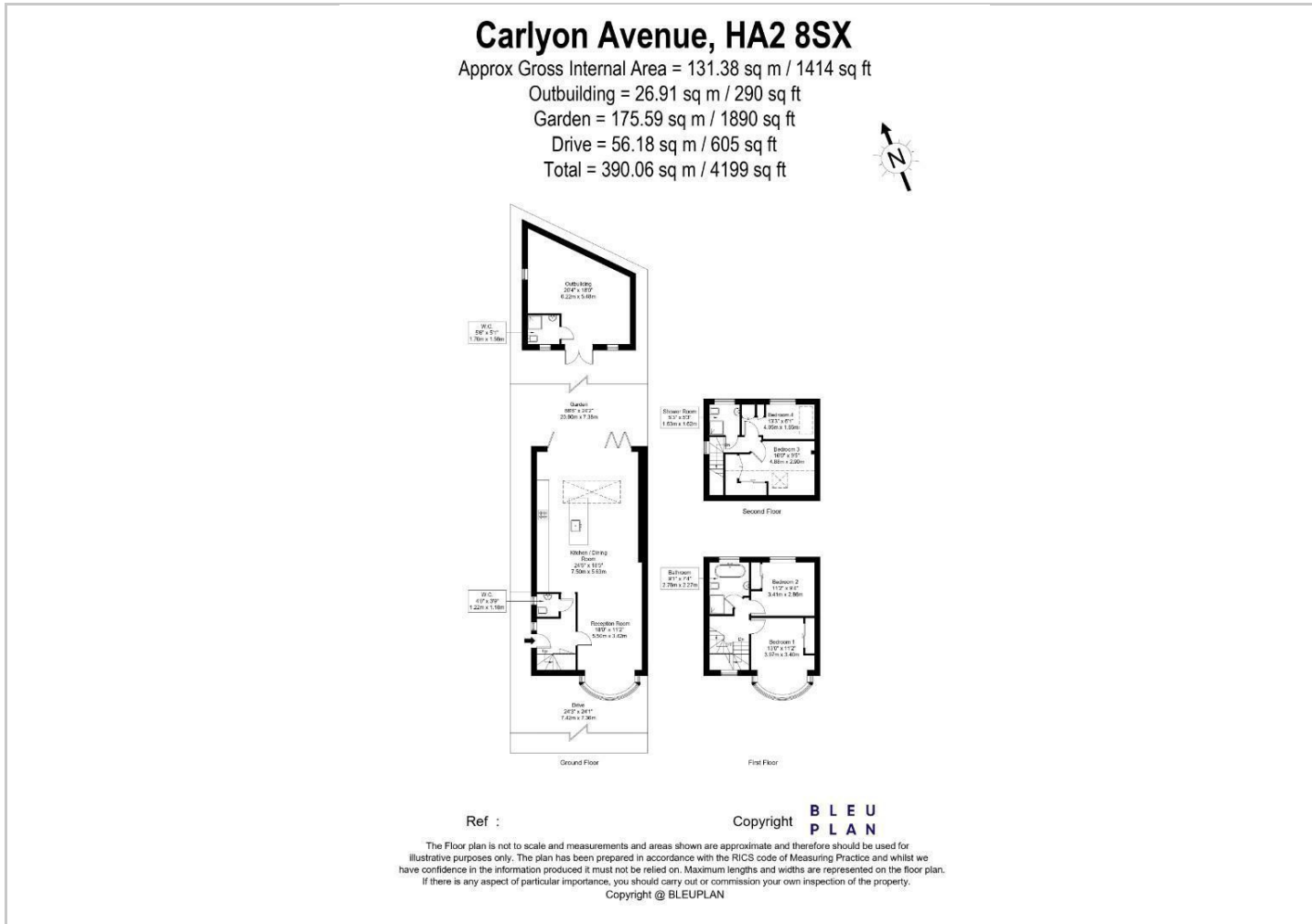
ADDITIONAL INFORMATION

Council Tax Band D - £2,286.32

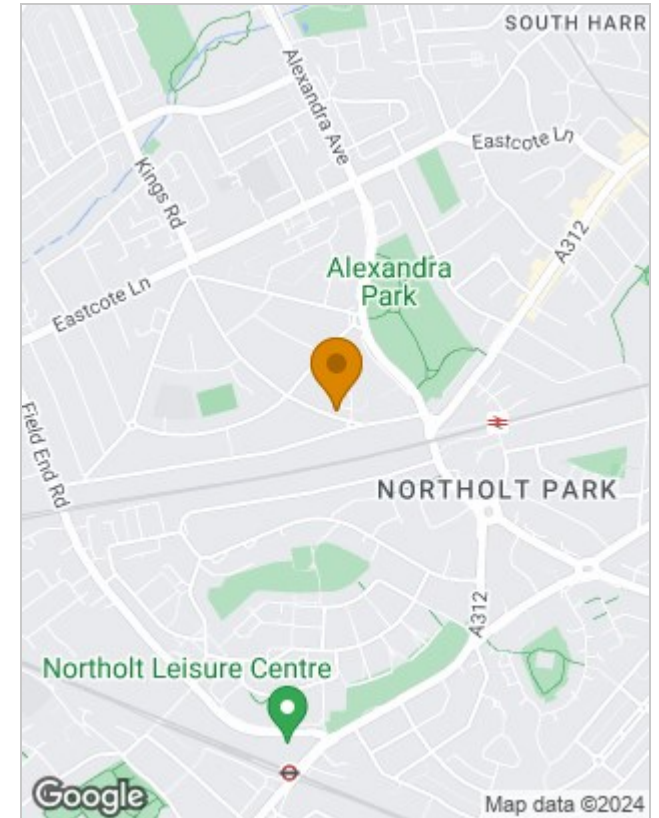




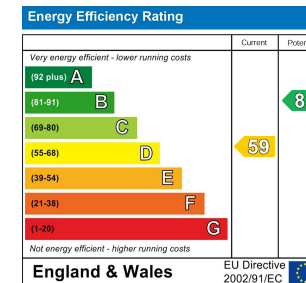
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.