



Tithe Farm Avenue, Harrow, HA2 9AE

Asking Price £715,000



## Tithe Farm Avenue, Harrow, HA2 9AE

This beautifully presented three-bedroom extended semi-detached house on Tithe Farm Avenue, Harrow, HA2 9AE features a spacious family room, a modern kitchen with a dining area, two bathrooms, and underfloor heating throughout. The interior is elegantly finished with matching wood floors and décor, contributing to a calm and cohesive atmosphere. Externally, the property offers off-road parking for two cars, a garage, and a well-maintained rear garden. Located in a quiet residential street, the house is conveniently situated close to local schools, shops, and transport links, including Northolt Park and Rayners Lane stations. This home, renovated in 2015 with new plumbing, electrics, and a roof, is an excellent choice for families seeking comfort and convenience.

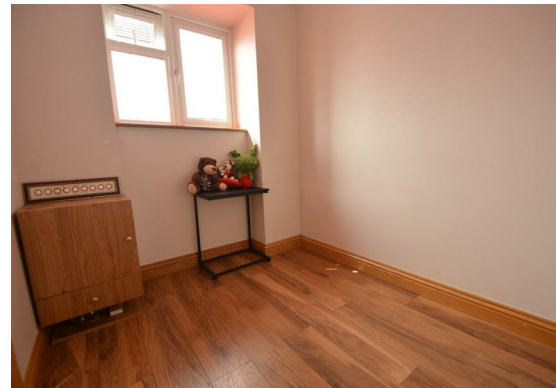


- Extended Semi Detached House
- Very Well Presented Throughout - Must Be Seen
- Large Reception Room
- Modern Kitchen with Dining Area
- Two Bathrooms
- Three Bedrooms
- Underfloor Heating
- Parking for Two Cars and Garage Own Drive
- Well Maintained Rear Garden
- 1039 SQ.FT (96.5 Sq.M)



**Council Tax Band: D**

**Freehold**



### INTERNALLY

Beautifully presented three bedroom extended semi detached house. Porch to Front door. Front door opens into a hallway with wood flooring and stairs to first floor with under stairs storage cupboards. Doors from hallway lead to a fully tiled shower room with walk in shower cubicle, wall hung wc wash basin. Large family/reception room with wood flooring to match the hallway, coved ceilings with downlights, at the rear of the room wood, glass paneled doors, open into the full width bright extension with tiled flooring, downlights and roof lights. There is a dining area by double doors opening into the garden, a stunning kitchen comprising of matching wall and base, quartz worktops and breakfast bar, built in ovens, integrated appliances, gas hob with extractor over 1 ¼ bowl sink by large window overlooking garden.

Stairs to first floor landing with doors to two double bedrooms, one single bedroom and a fully tiled family bathroom with panel enclosed bath, wall hung wc and wash basin, ladder style towel radiator.

The calm decor and matching wood floors, skirting boards, windows cills, doors and door frames are continued through the whole house. The property benefits from underfloor heating and double glazing.

This property was refurbished /renovated in 2015 to include new plumbing, new electrics and a new roof.

### EXTERNALLY

Situated on a quiet residential street. Off Road parking for two cars and garage. Rear garden with paved area, wood panelled fencing.

### LOCATION

The property is located 0.9 of a mile from Northolt Park stations, 0.8 of a mile to Rayners lane shops and station with Metropolitan and Piccadilly lines. Local schools include Alexandra primary school and Rooks Heath secondary school.

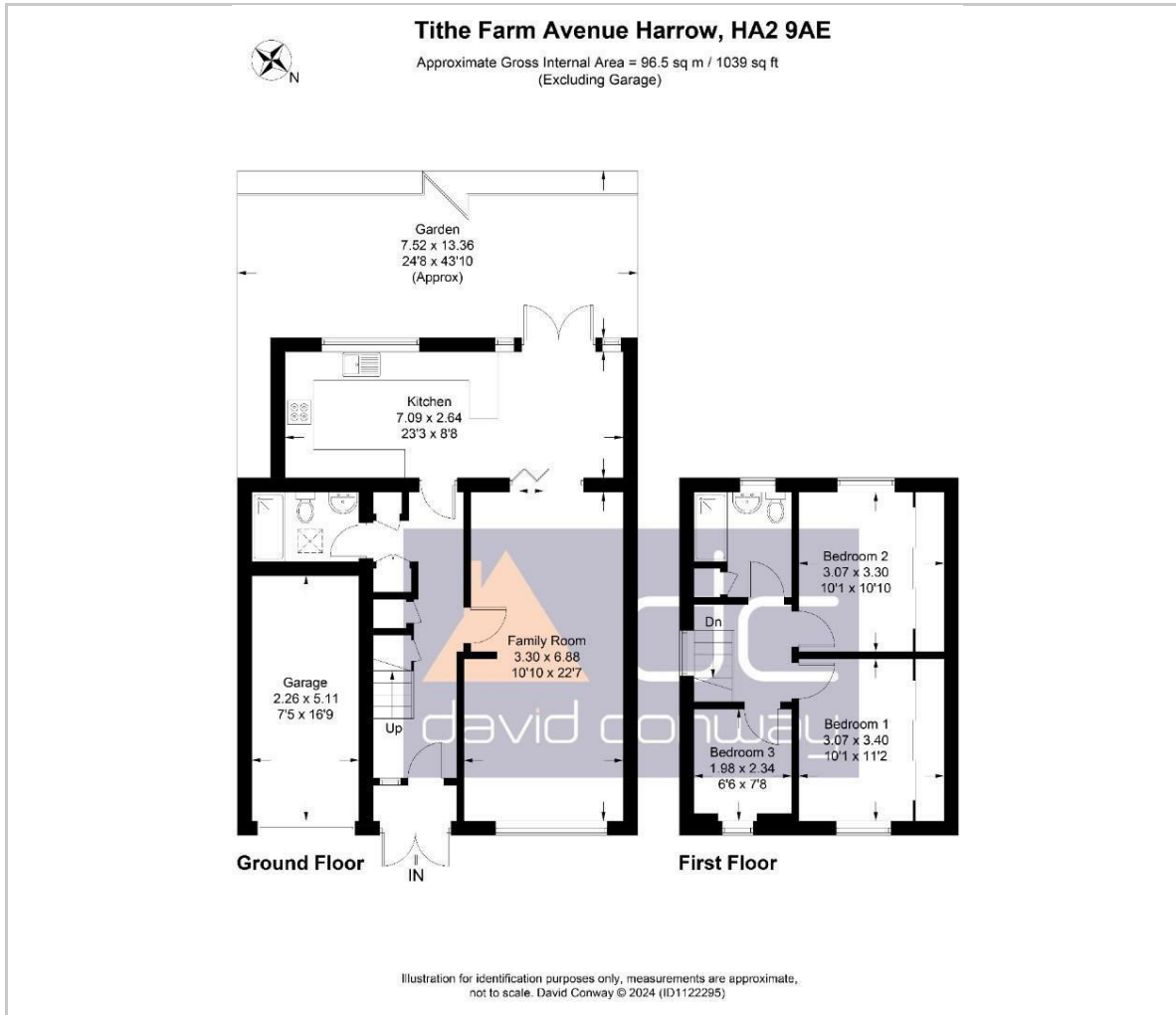
### ADDITIONAL DETAILS

This property was refurbished /renovated in 2015 to include new plumbing, new electrics and a new roof.

Council Tax Band D £2,286 per annum



## Floor Plan



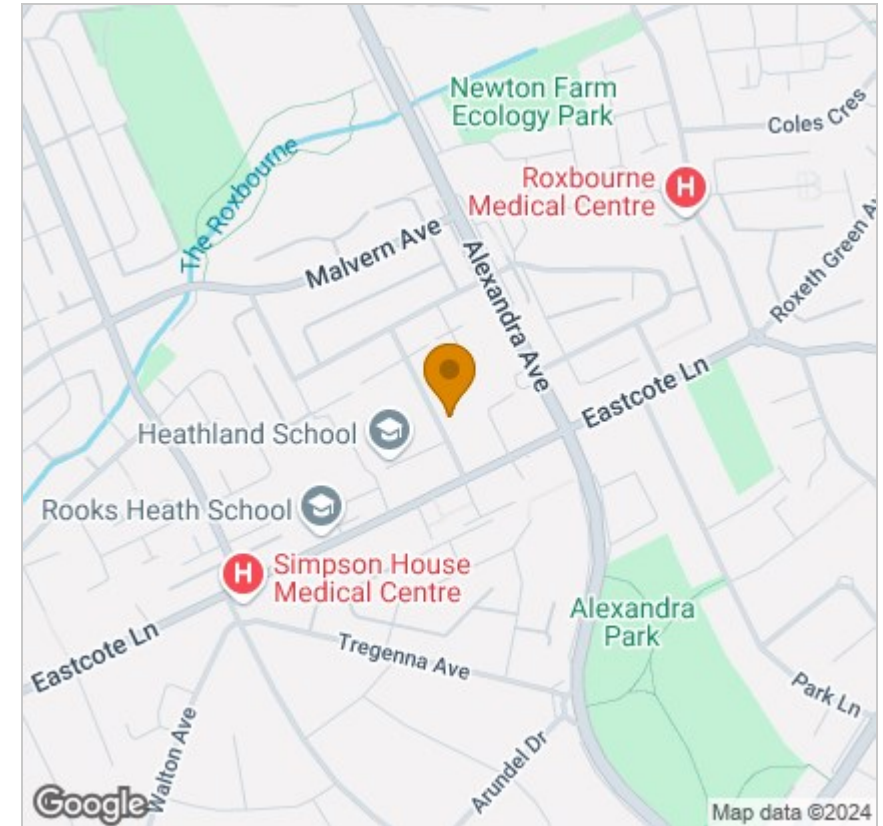
## Viewing

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.

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## Area Map



## Energy Efficiency Graph

