

COURTENAY AVENUE, HARROW WEALD



Three Bedroom Semi Detached House

Guide Price £500,000

An extended semi detached BISF (British Iron and Steel Federation) house which has previous approved planning for a double storey side extension under Planning application P/1686/18 - Valid From 16/04/2018 and now lapsed. An application was also lodged for a new dwelling to be constructed at the side, under Planning application P/5092/17 - Valid From 07/11/2017 which was refused but not appealed against. The property currently has two large reception rooms, one of which could be used as a fourth bedroom, a spacious kitchen with direct access to the private rear garden. The first floor comprises of the three bedrooms and family bathroom. The house benefits from double glazed windows, gas central heating and a replacement roof. No Upper Chain



Location: The property is on the doorstep of the well thought of St Teresa's Primary School and the neighbouring Hatch End High School. There is a parade of shops in the same location as the schools. There is a number of bus routes available and Headstone Lane Station is 0.5 miles away.

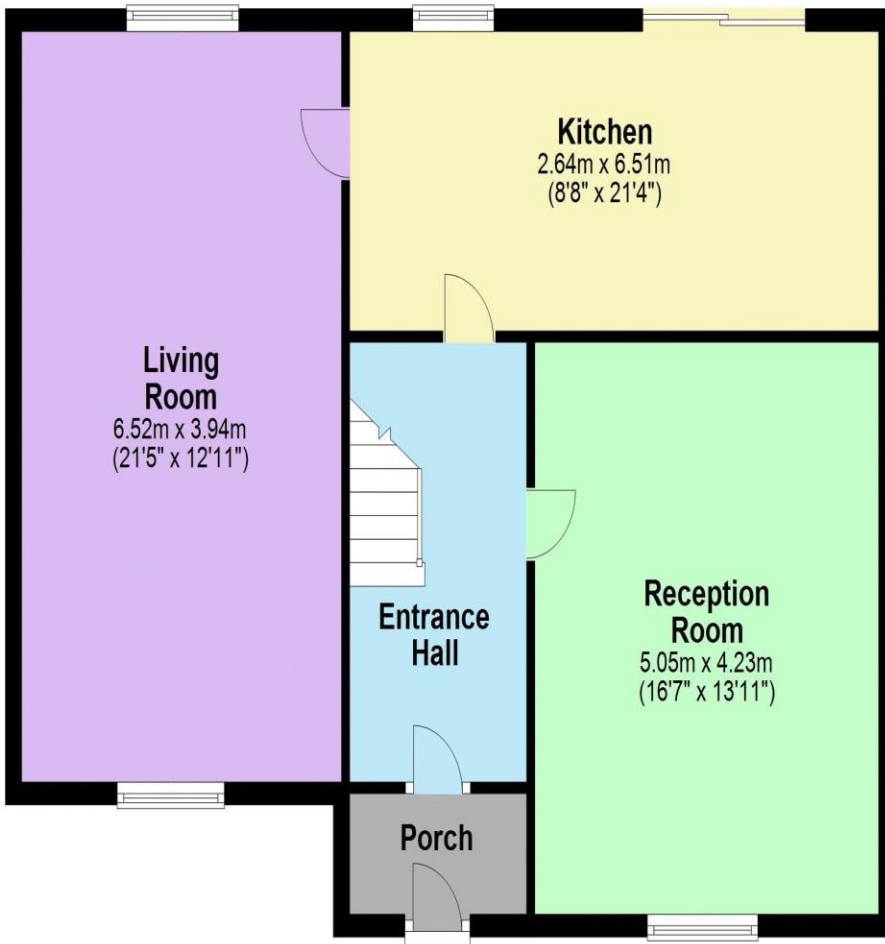


- *Three Semi Detached
BISF Corner Plot*
- *Family Bathroom*
- *Chain Free*
- *Blank Canvass*
- *Two Receptions*
- *Combi Boiler*
- *Potential To Extend To
The Side And Rear
(STPP)*
- *EPC Rating D*



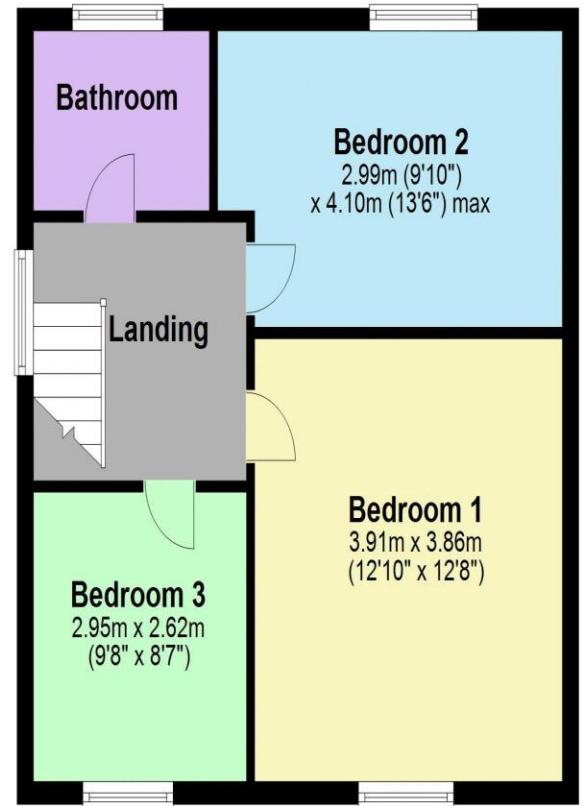
Additional Information

TENURE: FREEHOLD
LOCAL AUTHORITY: LONDON BOROUGH OF HARROW
ENERGY EFFICIENCY RATING: D



Ground Floor

Approx. 77.5 sq. metres (833.8 sq. feet)



First Floor

Approx. 43.1 sq. metres (464.2 sq. feet)

Total area: approx. 120.6 sq. metres (1298.0 sq. feet)



We have not sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.