

Malvern Avenue

Harrow • Middlesex • HA2 9EU

Offers In Excess Of: £645,000



coopers
est 1986

Malvern Avenue

Harrow • Middlesex • HA2 9EU

Coopers are delighted to present this four bedroom, terraced house to the market located on one of Harrow's sought after, tree lined roads. The property briefly comprises three double bedrooms, a single bedroom, two bathrooms, dining room, living room and galley kitchen. The garden is a wonderful size with a garage to the rear as well as off street parking at the front of the home.

TERRACED HOUSE

FOUR BEDROOMS

TWO BATHROOMS

LIVING ROOM

DINING ROOM

LARGE REAR GARDEN IN EXCESS OF 100FT

POTENTIAL TO FURTHER EXTEND (STPP)

OFF STREET PARKING

SOUGHT AFTER LOCATION

1,231 SQ.FT.

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Description

Nestled in the charming Malvern Avenue of Harrow, this delightful four-bedroom terraced house is a true gem waiting to be discovered. As you step inside, you are greeted by a warm and inviting atmosphere, with a dining room boasting a beautiful bay window, a cosy living room leading to the garden, and a galley kitchen completing the downstairs area - perfect for entertaining guests or simply relaxing with your loved ones. Venture upstairs to the first floor, where two spacious double bedrooms, a comfortable single bedroom, and a family bathroom await. But the real treat lies on the second floor, where a converted loft beckons you to discover the luxurious master bedroom with its very own en suite.

Outside

Outside, the large rear garden is in excess of 100 feet and is a true oasis, offering ample space for outdoor gatherings and relaxation. Picture yourself enjoying sunny days on the decking area or playing on the large lawn at the centre. And for those in need of storage or parking space, a garage at the end of the garden provides the perfect solution. The front of the property is also paved for off street parking.

Location

Malvern Avenue is located between South Harrow, Rayners Lane and South Ruislip. This residence is perfectly positioned just moments from the area's many shopping and transport facilities (Central/ Metropolitan/ Piccadilly Lines/ BR Connection). Alternatively for the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the surrounding Home Counties. For families the property is ideally located within close proximity of the area's highly regarded local schools and is just a short stroll away from the local parks.



Schools:

Newton Farm Nursery, Infant and Junior School (0.4 mi)
 Heathland School (0.4 mi)
 Rooks Heath College (0.4 mi)



Train:

Rayners Lane (0.9 mi)
 Northolt Park (0.9 mi)
 South Ruislip (1.0 mi)



Car:

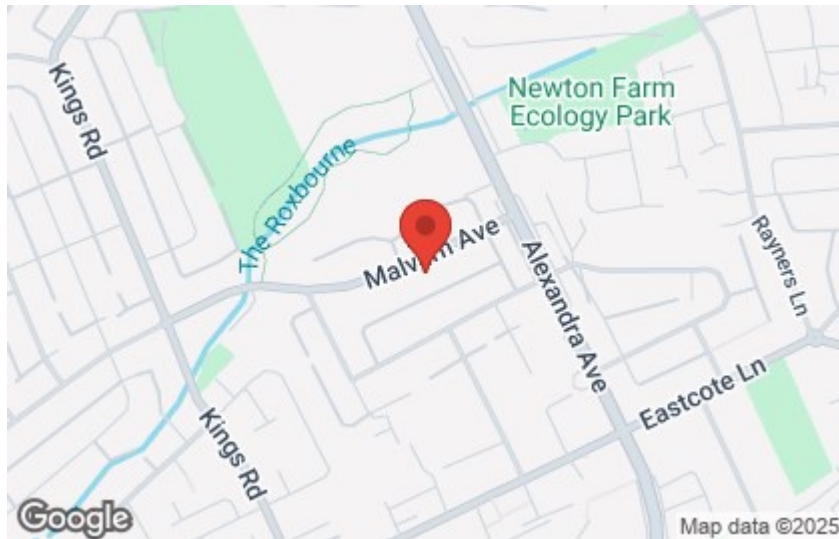
M4, A40, M25, M40



Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



35 Malvern Avenue

Approximate Gross Internal Area
 Ground Floor = 41.5 sq m / 447 sq ft
 First Floor = 35.8 sq m / 385 sq ft
 Second Floor = 27.7 sq m / 298 sq ft
 Garage = 10.4 sq m / 112 sq ft
 Total = 115.4 sq m / 1,242 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for David Charles

coopers
est 1986

01895 677 400

71 Victoria Road, Ruislip Manor,
 Middlesex, HA4 9BH

ruislipmanor@coopersresidential.co.uk

CoopersResidential.co.uk

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Target
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.