



Avedon Close, Harrow

£649,999 Freehold

To be sold with the benefit of no upper chain, this fantastic residence boasts four bedrooms and two bathrooms, embodying the epitome of a family home, constructed around 2018 and still enjoying the security of a remaining ten-year NHBC guarantee. Spanning three floors, the interior showcases contemporary style throughout, highlighted by a sleek white high gloss kitchen featuring integrated appliances. The master bedroom stands out with a generously sized walk-in wardrobe and an en-suite bathroom, complemented by a further family bathroom. Outside to the front of the property is an allocated parking space, whilst to the rear there is a garden. Moreover, this property is to be sold with the benefit of no upper chain, ensuring a smooth and swift transaction for prospective buyers.

**The property's energy efficiency is outstanding, marked by a very impressive 'A' rating.
The Council Tax Band is 'E'.**

- Recently Built Family Home • To Be Sold With No Upper Chain • Four Bedrooms • Two Bathrooms • Contemporary Style Kitchen • Gas Central Heating and Double Glazed Windows • Allocated Parking • Rear Garden • Outstanding Energy Efficiency • NHBC Guarantee



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FURTHER DETAILS

This residence offers a thoughtfully designed layout, beginning with an inviting entrance hall leading to a storage cupboard, a convenient W/C, a well-equipped kitchen, and an inviting reception room on the ground floor. Ascending to the first floor reveals three bedrooms and a stylish family bathroom. A second set of stairs leads to the second floor, where the master bedroom takes center stage, featuring its private en-suite and a spacious walk-in wardrobe. Outside, a designated parking space awaits at the front, while a charming garden graces the rear of the property.

LOCATION

Avedon Close is situated in an exciting new residential quarter conveniently located in Harrow. Just 11 miles northwest of central London, it's a quick and easy commute to the city's exciting West End and dynamic financial district. An expansive public park and communal gardens surround the property – perfect for al-fresco gatherings with friends and family.

With excellent transport links to Central London and beyond, a range of superb amenities close by, and plenty of open green space, the location of this property offers you the best of all worlds.

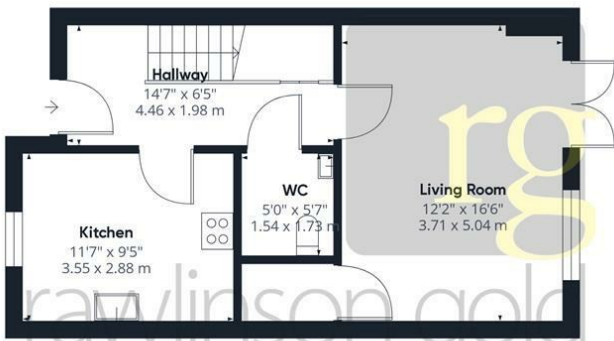
FREE MARKET APPRAISAL

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.

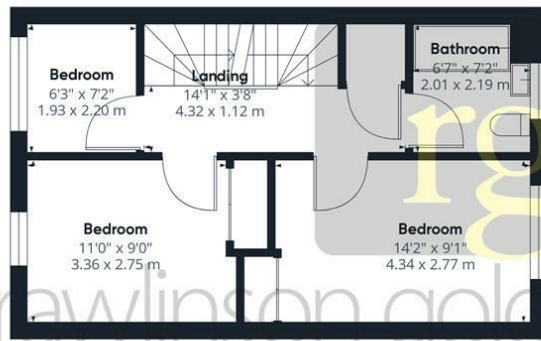
CONTACT RAWLINSON GOLD

If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office by telephone on 020 8861 2020 or by email at harrow@rawlinsongold.co.uk.

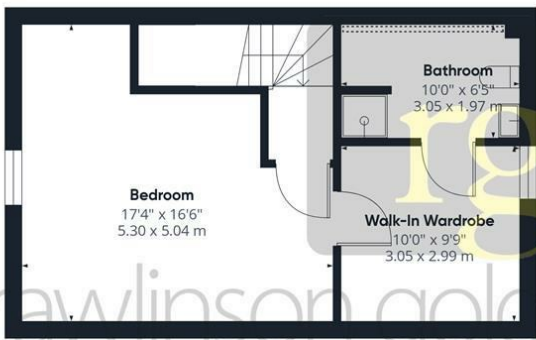




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1316.21 ft²
122.28 m²

Reduced headroom

3.36 ft²
0.31 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.