


ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**
Est. 1991

DUFFY AVENUE, NORTH HARROW



Modern Three Bedroom Semi Detached House

£625,000



www.robertsonphillips.co.uk



Description

Stunning Three Bedroom Family Home – Exclusive Development – CHAIN FREE We are delighted to bring to the market this exceptional three-bedroom family home, situated within this exclusive development. Offered chain free, this property presents an ideal opportunity for buyers seeking a smooth and hassle-free purchase. Finished to a high standard throughout, the home offers generous living space, modern interiors, and a thoughtfully designed layout perfect for contemporary family living. Conveniently positioned with easy access to North Harrow and Central Harrow, it provides both comfort and convenience in equal measure.

Upon entering the property, you are welcomed by a spacious front reception room, ideal for relaxing or entertaining guests. The ground floor further benefits from a convenient downstairs WC and a bright open-plan kitchen/dining area, creating a modern and sociable hub of the home. The kitchen is complemented by a well-proportioned utility room, offering additional storage and practicality. To the rear, a beautifully maintained garden provides a peaceful outdoor retreat, perfect for both relaxation and family enjoyment.

Upstairs, the property comprises three generously sized bedrooms, each featuring fitted wardrobes for ample storage. The family bathroom is larger than average, offering a comfortable and stylish space for everyday living. The principal bedroom is a standout feature, complete with a private en-suite bathroom and its own balcony, an ideal spot to unwind.



Location: Duffy Avenue can be found on the Kodak Development opposite the new Sainsbury express





- *Three bedroom semi detached house*
- *Master bedroom with en-suite and private balcony*
- *Nice outlook*
- *Garage to the side*
- *Close to facilities*
- *No Upper Chain*



Additional Information

TENURE. FREEHOLD
LOCAL AUTHORITY. LONDON BOROUGH OF HARROW
ENERGY EFFICIENCY RATING. B

Duffy Avenue, HA2 6FA

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 1227 SQ FT / 114 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 1061 SQ FT / 99 SQM



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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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.