



35 Malvern Avenue, Harrow - HA2 9EU

Guide Price **£600,000**



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Key Features and Description

- Four Bedrooms
- Two receptions
- Two bathrooms
- Off street parking
- Good condition throughout
- Extended loft conversion
- Close to local amenities
- Large rear garden
- Garage

An extended and beautifully presented four-bedroom mid-terrace family home arranged over three floors, offering spacious and modern living throughout.

The ground floor features a bright front dining room, a generous rear reception overlooking the 90ft+ garden, and a sleek fitted kitchen with modern units. The first floor offers two double bedrooms, a single bedroom and a family bathroom, while the loft conversion provides a spacious dormer bedroom with en-suite. Newly fitted carpets throughout.

Outside boasts a large private garden with decking and patio, off-street parking via a private driveway with drop kerb, and a garage accessed from the rear service road.

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Nearest Stations

Rayners Lane Station – Approx 0.6 miles

South Harrow Station – Approx 0.8 miles

West Harrow Station – Approx 1.2 miles

Verified Material Information:

Local authority: Hillingdon

Council tax band: F

Suppliers:

Electricity supply: Mains, Water supply: Mains
water, Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises) Mobile
coverage: O2 – Excellent, Vodafone – Excellent,
Three – Excellent, EE – Excellent





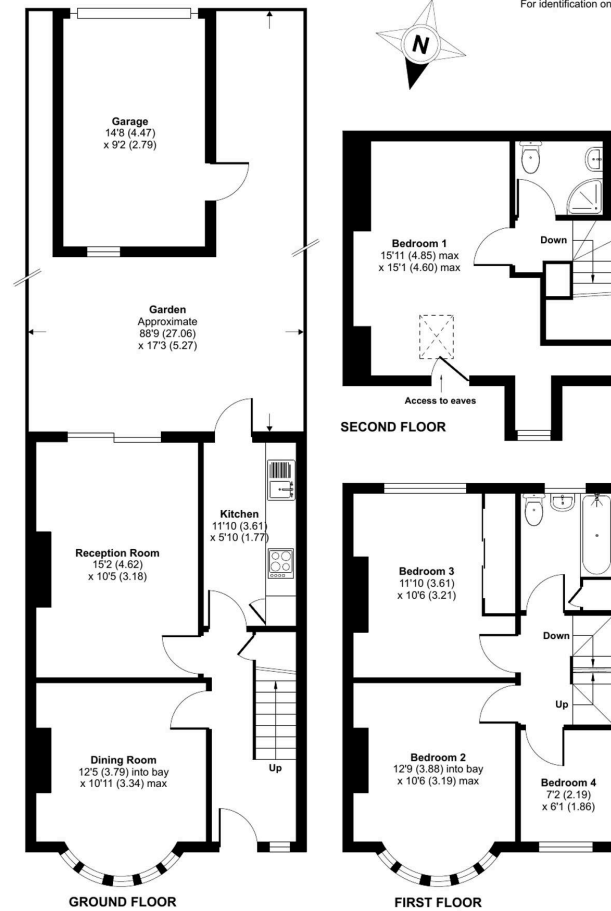
Malvern Avenue, Harrow, HA2

Approximate Area = 1077 sq ft / 100 sq m

Garage = 134 sq ft / 12.4 sq m

Total = 1211 sq ft / 112.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Lawrence Rand. REF: 1331895

Lawrence Rand
51 Victoria Road, Ruislip - HA4 9BH
01895 632211

sales@lawrence-rand.co.uk
www.lawrence-rand.co.uk/

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