

Tithe Farm Avenue

Harrow • Middlesex • HA2 9AE
Guide Price: £665,000



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Situated on the ever-popular Tithe Farm Avenue in Harrow, this well-presented three-bedroom semi-detached home offers generous living space, a substantial rear garden, and the added benefit of a private garage. The ground floor features a bright and spacious reception/dining room, providing an ideal setting for both everyday living and entertaining. To the rear, a superb kitchen/breakfast room extends to an impressive 23'1 x 8'8, offering excellent workspace and ample room for dining, with direct access to the garden. The layout creates a natural flow between the living areas, perfectly suited to modern family life. Upstairs, the property comprises three well-proportioned bedrooms. Bedroom One measures approximately 11'1 x 10', while Bedroom Two offers 10'10 x 9'11, both providing comfortable double accommodation. Bedroom Three, at 6'10 x 6'6, is ideal as a child's room, guest room, or home office. A family bathroom completes the first-floor accommodation. Externally, the home benefits from a generous rear garden, offering excellent outdoor space for relaxation, play, or further landscaping potential. A private garage provides valuable storage or parking. Further benefits to the home include a new roof, underfloor heating throughout, new

SEMI DETACHED HOUSE

THREE BEDROOMS

THROUGH LOUNGE

KITCHEN/BREAKFAST ROOM

DOWNSTAIRS SHOWER ROOM & W.C.

PRIVATE REAR GARDEN

OFF STREET PARKING

FAMILY BATHROOM

GARAGE

1,149 SQ.FT. TOTAL

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.







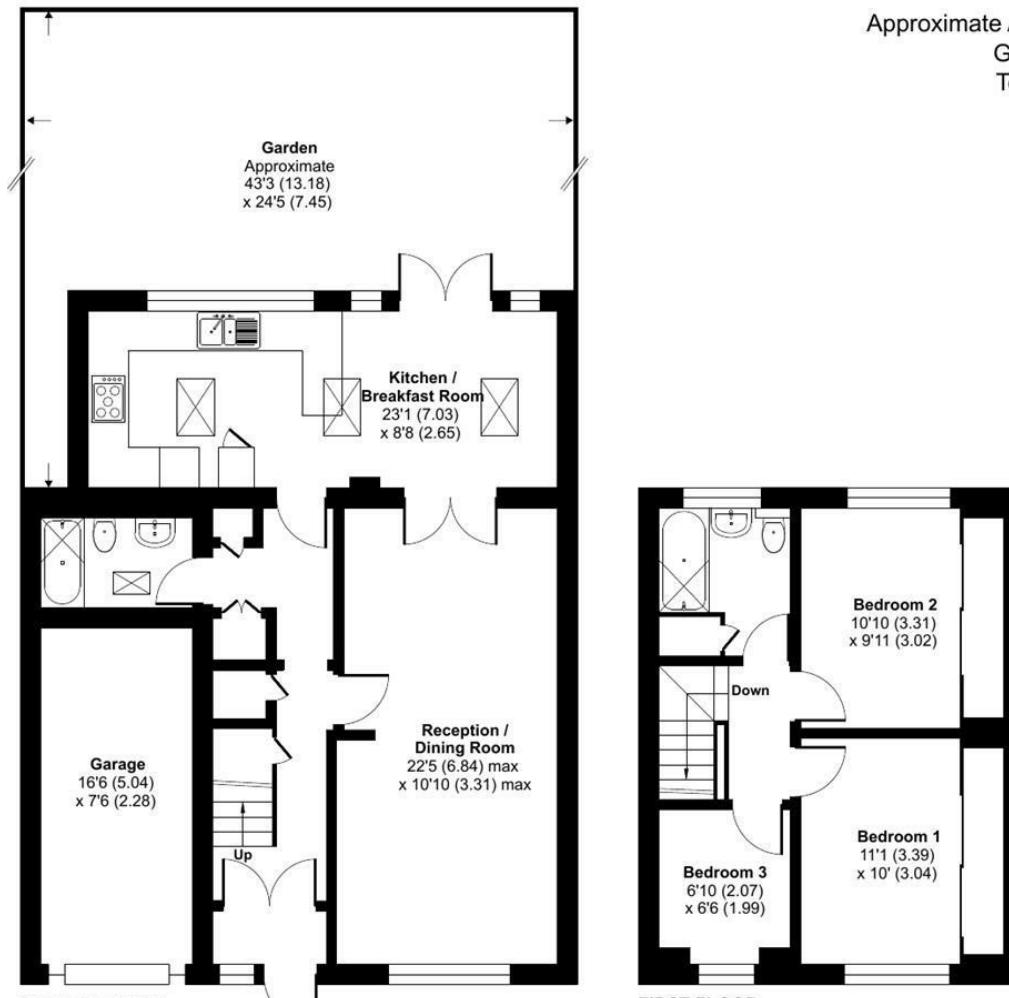
Tithe Farm Avenue, Harrow, HA2

Approximate Area = 1025 sq ft / 95.2 sq m

Garage = 124 sq ft / 11.5 sq m

Total = 1149 sq ft / 106.7 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). ©niches.com 2026. Produced for Coopers. REF: 1415110

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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2029/30: A	
2029/30: B	
2029/30: C	
2029/30: D	85
2029/30: E	
2029/30: F	
2029/30: G	
All energy efficient - higher running costs	
EU Directive 2020/832	

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.