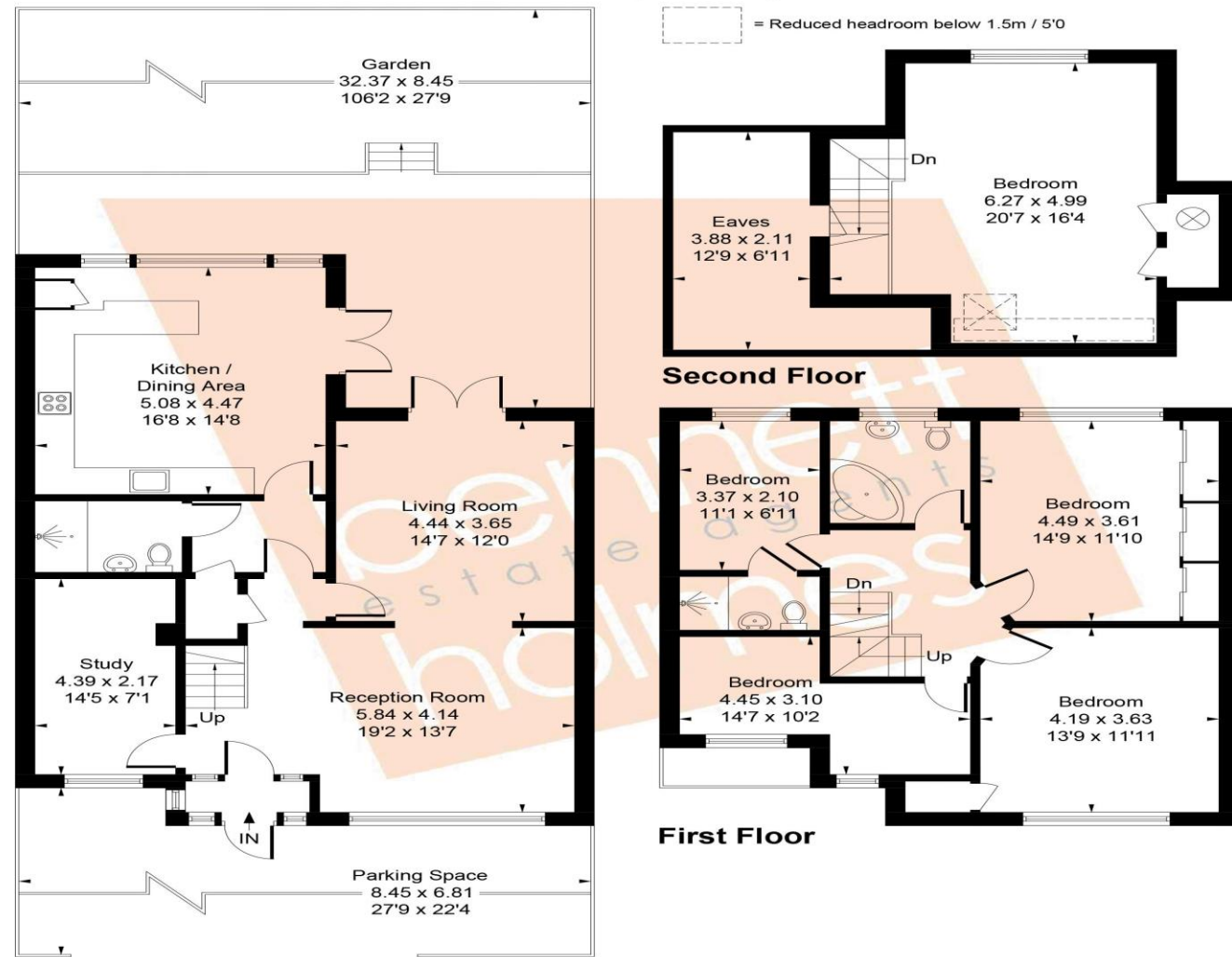


### Cavendish Avenue, Sudbury, Harrow

Approximate Gross Internal Area  
 Ground Floor = 86.76 sq m / 934 sq ft  
 First Floor = 67.59 sq m / 728 sq ft  
 Second Floor (Excluding Eaves) = 29.56 sq m / 318 sq ft  
 Total = 183.91 sq m / 1980 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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NORTHOLT OFFICE

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Freehold  
 London Borough of Harrow  
 Council Tax Band E- £3,069.09  
 EPC- D

**IMPORTANT** Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

### Cavendish Avenue Harrow HA1 3RQ

Price Guide: £850,000



Bennett Holmes are pleased to offer this heavily extended five bedroom, semi detached house located in a popular, residential location in Sudbury Hill, Harrow. The property is located within 0.3 miles to Sudbury Hill's main shopping and transport facilities to include the Piccadilly line tube station and the Chiltern Railways Station. Local bus routes and local schools are also close by. The property measures an impressive approx. 1980 sq ft! Other benefits include three reception rooms, three bathrooms, gas central heating, double glazed windows, a rear garden measuring in excess of 100 ft and off street parking.



- FIVE BEDROOMS
- SEMI DETACHED HOUSE
- HEAVILY EXTENDED - APPROX. 1980 SQ FT!!
- THREE RECEPTION ROOMS
- THREE BATHROOMS
- REAR GARDEN MEASURING IN EXCESS OF 100 FT
- OFF STREET PARKING
- 0.3 MILES TO SUDBURY HILL STATIONS/ SHOPPING

**Cavendish Avenue  
Harrow  
HA1 3RQ**

**Price Guide: £850,000**



**Accommodation**

The accommodation briefly comprises a porch opening to the front door opening to the entrance hall with doors to the study, the front aspect living room and there are doors to the downstairs shower room and a door to the extended kitchen/ diner. The front reception room has a square arch opening to the the rear reception room with patio doors to the rear garden. The kitchen is fitted with wall and base level units, a sink and drainer, a gas cooker point with an overhead extractor hood. There is plumbing for a washing machine, dish washer, space for a fridge/ freezer and there are patio doors to the rear garden. Stairs lead to the first floor landing with doors to four bedrooms and the bathroom. One of the bedrooms has an en suite shower room. Stairs lead to the second floor landing opening to bedroom five. Outside the property is a rear garden which measures approx. 106 ft which is mainly laid to lawn with a patio area. To the front of the property is off street parking.

