



*ESTATE & LETTINGS AGENTS*

## Christchurch Avenue, Harrow, HA3



**FOR SALE £525,000 Freehold**

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
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Situated on the popular Christchurch Avenue this mid-terrace family home offers excellent potential for buyers looking to modernise and add value.

### **Location**

Christchurch Avenue is ideally positioned within easy reach of Harrow and Wealdstone, providing a wide range of local amenities including shops, supermarkets, cafés, and restaurants. Transport links are convenient, with nearby stations such as Harrow & Wealdstone Station offering access into Central London via the London Overground and London Underground Bakerloo line. Well-regarded local schools and green spaces, including Harrow Recreation Ground, are also within close proximity.

### **The Property**

This chain-free mid-terrace house benefits from a driveway providing off-street parking. Internally, the ground floor comprises a spacious through lounge and a fitted kitchen. Upstairs, there are three bedrooms and a family bathroom.

To the rear, the property boasts a private garden, offering scope for outdoor enjoyment and future development. There is excellent potential to extend both to the rear and into the loft (subject to the usual planning permissions), making this an ideal opportunity for buyers looking to create their long-term home.

The property does require a degree of modernisation, allowing purchasers to personalise and enhance the space to their own taste.

### **Key Features**

- Mid-terrace house
- Driveway with off-street parking
- Through lounge
- Fitted kitchen
- Three bedrooms
- Private rear garden
- Potential to extend (STPP)
- Requires modernisation
- Chain free

An excellent opportunity in a well-connected and established residential location.



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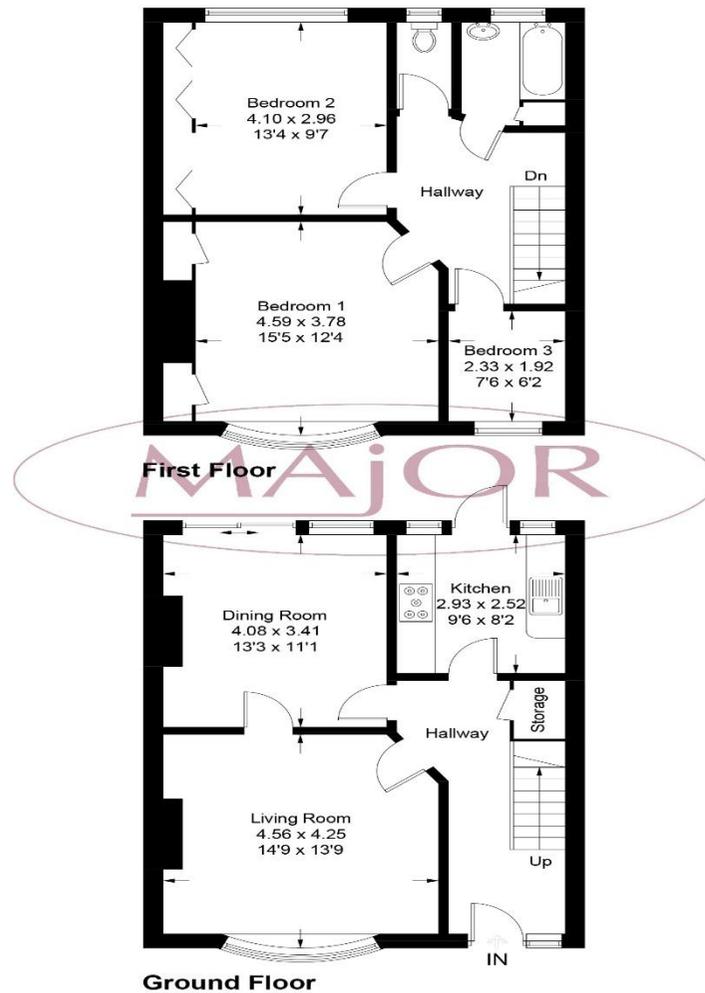


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Floor Plan



Approximate Gross Internal Area = 106.9 sq m / 1151 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1287512)

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The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

## **Mortgages**

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

