



**Duffy Avenue, Harrow – HA2 6FA**

In Excess of **£650,000**|Freehold



**LAWRENCE RAND**



## Key Features & Description

- Three Bedrooms
- Property Is Being Sold Chain Free
- Downstairs WC
- Off Street Parking
- Garage For Two Cars To The Side
- Stunning Condition Throughout

This exceptional three-bedroom family home is set within a private and exclusive development and is offered to the market chain free. Beautifully maintained and finished to a high standard, the property provides generous living space ideal for modern family life. Well located for North Harrow and Central Harrow, it offers an excellent balance of comfort and convenience. The ground floor features a bright front reception room, a downstairs WC, and a stylish open-plan kitchen and dining area forming the heart of the home. To the rear, a well-kept garden provides a peaceful outdoor space for relaxing or entertaining.

Upstairs offers three well-proportioned bedrooms with fitted wardrobes, a larger-than-average family bathroom, and a principal bedroom with en-suite and private balcony. The property also benefits from two side garages, providing valuable off-street parking and additional storage.

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### **Nearest Stations**

Headstone Lane – approx 0.6 miles  
Harrow & Wealdstone – approx 0.7 miles  
North Harrow – approx 0.9 miles

### **Verified Material Information**

Council Tax band: E

EPC Energy Efficiency Rating: B

### **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



# 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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