



ESTATE & LETTINGS AGENTS

Avondale Road, Harrow, HA3



FOR SALE £355,000 – SHARE OF FREEHOLD

A two-bedroom first floor 750 square foot maisonette with a share of the freehold which is an ideal purchase for a first-time buyer or a buy-to-let investor.

The bright spacious property is on a large plot of land and is immaculately presented and comes with two large double bedrooms, two bathrooms (one ensuite), a large open plan lounge, kitchen, diner, two parking spaces and its own private garden.

This property is located in a quiet cul-de-sac within a 12-minute walk to Harrow & Wealdstone station, local shopping amenities, the popular Byron Park and Harrow Leisure Centre.

- Modern contemporary maisonette
- 50% Share of the Freehold
- Open Plan Lounge/Kitchen/Diner
- Two bedrooms (One-Ensuite-Bath)
- Private Garden
- 2 Allocated Parking

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ENTRANCE:

Via double glazed door and entry into the hallway.

HALLWAY:

UPVC front door with stairs leading to the first-floor maisonette.

SPACIOUS OPEN PLAN LOUNGE, KITCHEN, DINER:

6.90m x 4.42m (22' 6" x 14' 0")

Modern bright spacious open plan modern lounge, kitchen & diner with side aspect double glazed window, laminated flooring, power points, television point and telephone point. Fully fitted kitchen with part tiled walls, eye level wall and base units. Single bowl stainless steel inset sink unit with mixer taps. Also included are the white goods: integrated dishwasher, washing machine, fridge/ freezer, electric oven and gas hob with fan extractor hood. Gas central heating combi boiler.



BEDROOM 1:

4.43m x 2.85m (14' 5" x 9' 3")

Tastefully decorated, bright and spacious double bedroom with fully fitted wardrobes, radiator, double glazed windows, laminated flooring, power point and telephone point. Door to en suite bathroom.



BEDROOM1 EN-SUITE BATHROOM:

1.99m x 1.56m (6' 5" x 5' 1")

En-suite bathroom with walk in shower, partly tiled walls, low level WC, wash basin with mixer tap, and vanity unit.



BEDROOM 2:

3.35m x 3.42m (11' 0" x 11' 2")

Neutrally decorated, rear aspect spacious double bedroom with fully fitted wardrobes, radiator, double glazed windows, laminated flooring and power points.



FAMILY BATHROOM:

2.15m x 1.69m (7' 08" x 5' 06")

Modern 3-piece bathroom suite part- tiled. Bath tub with jet powered jacuzzi, mixer taps, hand held shower, glass screen, low level W.C, hand wash sink with mixer taps on a pedestal with storage and vanity unit, extractor fan chrome heated towel radiator.



GARDEN:

12.50m x 5.05m (40'00" x 16'00") approximately

Paved patio, most of the area covered with lawn and bin store.

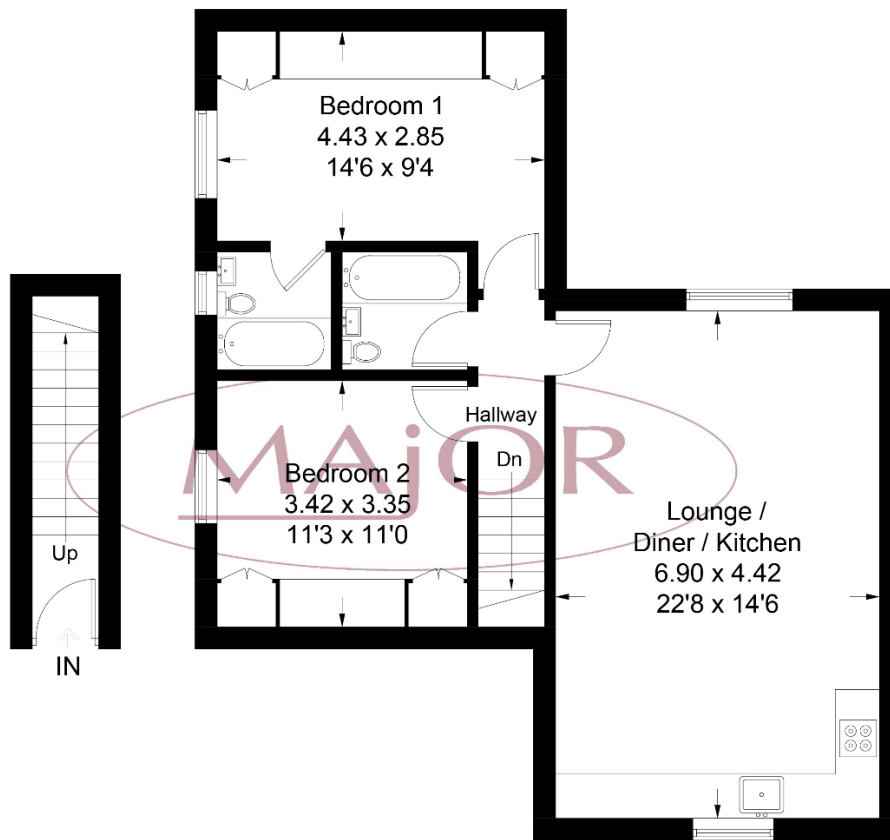
LEASE: This property benefits from a lease of approximately 118 years remaining and with share of the freehold.

SERVICE CHARGE: Nil as advised by the Vendors.

GROUND RENT: Nil as advised by the Vendors.

PARKING: Available for 2 cars.

BOROUGH: Borough of Harrow



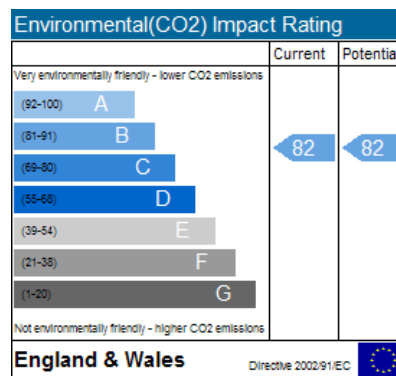
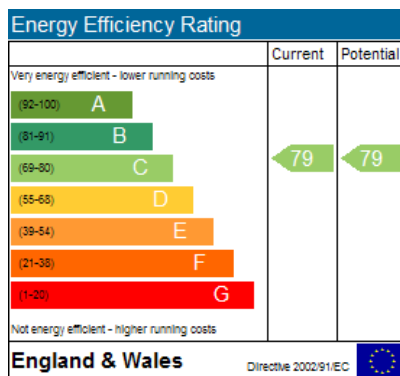
Ground Floor

First Floor

Approximate Gross Internal Area = 71.2 sq m / 766 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID478783)

EPC:



Disclaimer

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.

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. Life assurance may be required. Written quotations available

