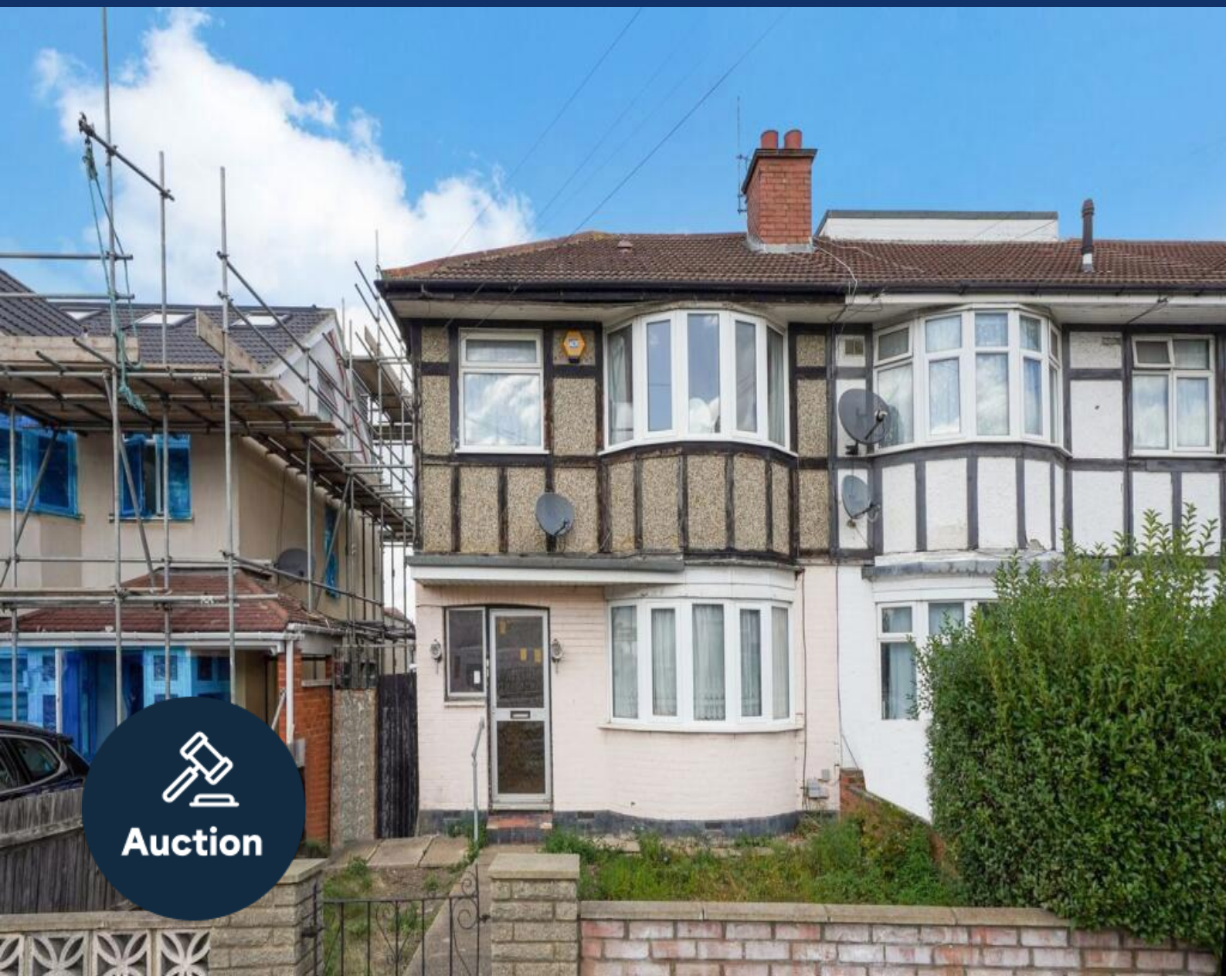


3 bed end of terrace house to buy in HA2

Warden Avenue, Harrow, London, ., HA2 9LW

£450,000 Starting Bid

x 3 x 1 x 2

Tenure

Freehold

On Street parking

Property features

- BEING SOLD VIA 'SECURE SALE'
- IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE
- THREE BEDROOMS
- EXTENDED END OF TERRACE
- EPC Rating D

Key Information

- Council Tax: Band D
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £450,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

** NO ONWARD CHAIN ** This spacious, extended three-bedroom end of terrace house offers a fantastic opportunity for buyers seeking a comfortable family home in a highly convenient location. Situated just 0.3 miles from Rayners Lane Metropolitan and Piccadilly Line station, this property benefits from excellent transport links into central London and beyond. With two reception rooms, a well-equipped kitchen, a private rear garden, and a single garage accessed via a secure gated service road, this home combines practicality with spacious living spaces perfect for modern family life.

The property is located in a sought-after residential area that is ideal for commuters and families alike. Close to local shops, amenities, and highly regarded schools, this address offers the perfect balance of convenience and community. Enjoy easy access to green spaces and local parks, adding to the appeal for those who value outdoor activities and family-friendly surroundings.

Upon entering the house through the welcoming hallway, you are greeted by a bright and open plan lounge, which provides a cosy space for relaxation and entertaining guests. The lounge flows seamlessly into an extended dining room, a versatile area perfect for family meals or hosting friends. The natural light and generous proportions make these reception rooms truly inviting. Adjacent to the dining area is a practical kitchen fitted with a range of units and ample work surfaces, designed to cater to all your culinary needs.

Upstairs, the first floor landing leads to three well-proportioned bedrooms. All bedrooms benefit from good natural light and are ideal for accommodating family members, guests, or can be used as a home office or hobby room as needed. The family bathroom is thoughtfully arranged and accessible and features a clean, modern design with an overhead shower, a wash basin, and toilet; providing everything you require for daily comfort.

Additional benefits include double glazing and gas central heating, ensuring a warm and energy-efficient living environment throughout the year. The private rear garden offers a peaceful outdoor retreat with plenty of space for gardening, outdoor dining, or children's play. Furthermore, the single garage with rear access via a secure gated service road provides valuable off-street parking and extra storage possibilities.

Overall, this end of terrace house presents an excellent prospect for those looking to acquire a spacious home within easy reach of Rayners Lane station and local amenities. With no onward chain, early viewing is highly recommended to fully appreciate all this property has to offer.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £450,000

Property Type: End of terrace house

Parking: On Street

Year built: 1930

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

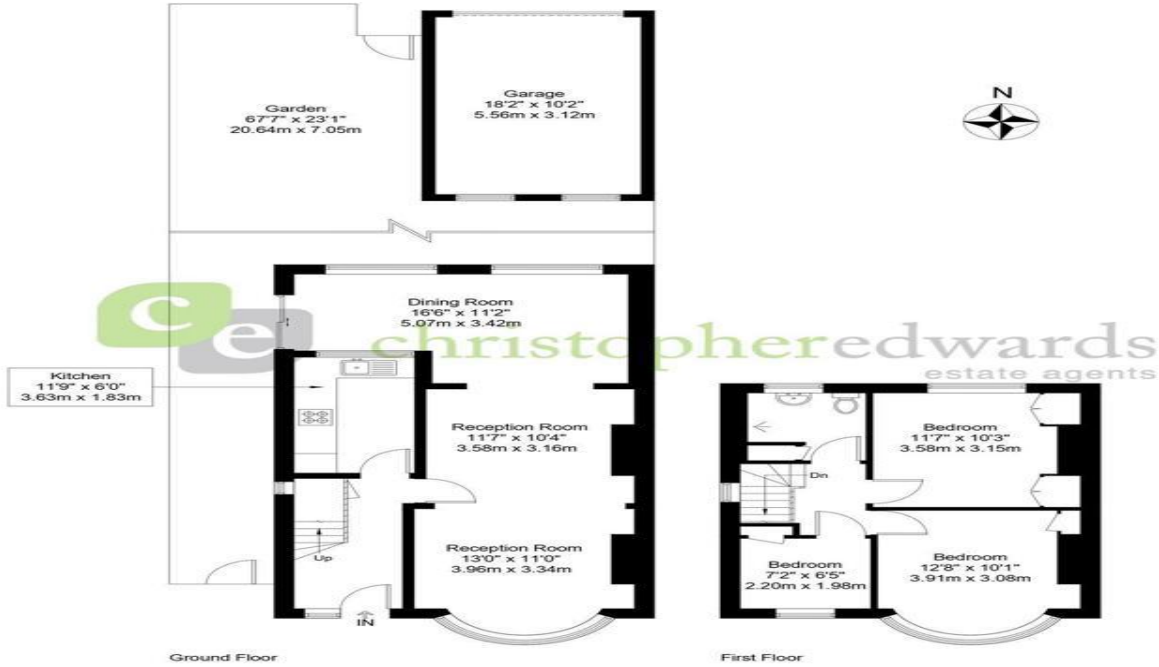
Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

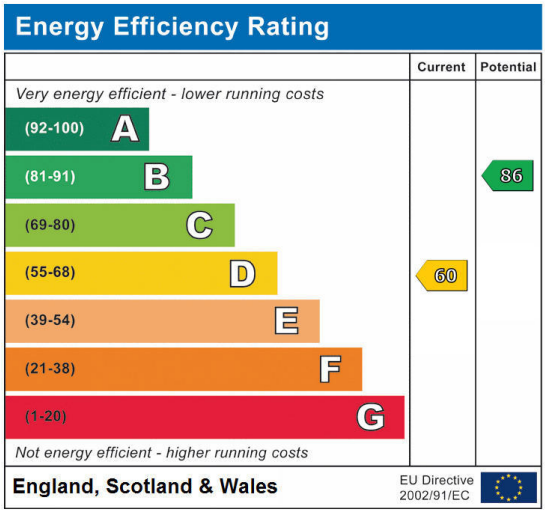
Warden Avenue, HA2 9LW

Approx Gross Internal Area = 91.49 sq m / 985 sq ft
Garage = 17.35 sq m / 187 sq ft
Total = 108.84 sq m / 1172 sq ft



christopheredwards estate agents

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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Warden Avenue, Harrow, London, ., HA2 9LW

Contact your local branch today for more information on this property:

Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382, london@pattinson.co.uk, www.pattinson.co.uk

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