



HINTON
residential

SALES, LETTINGS & MANAGEMENT

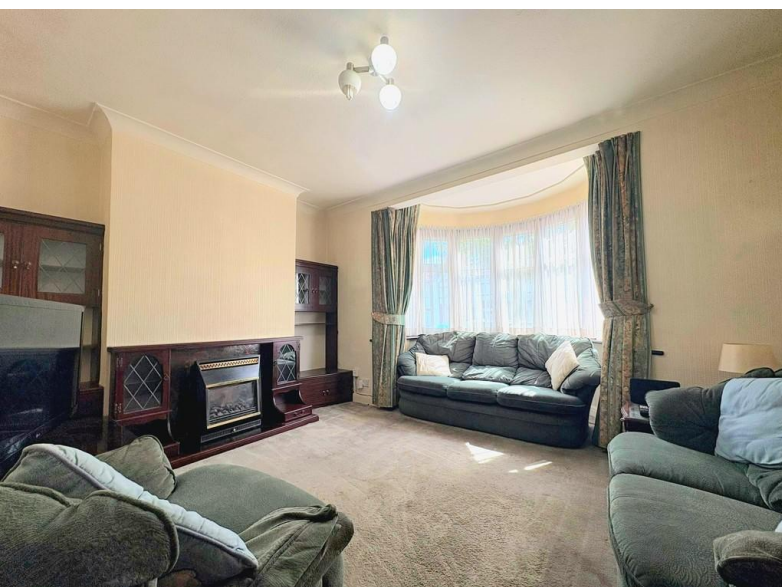
Rowland Avenue

Harrow HA3 9AG

- Three bedroom
- Potential for extension (STPP)
- Spacious rooms
- Large rear garden

Asking Price of £650,000

EPC Rating 'TBC'





Property Description

A very well maintained THREE BEDROOM MID TERRACE HOUSE WITH OFF STREET PARKING and offering buyers potential to extend (STPP). The property is located on the desirable Rowland Avenue, just off of Kenton Lane with easy access to local bus routes, shops and schools. CHAIN FREE.

This wonderful family home comprises; a spacious bay fronted reception room, a second reception room currently used as a dining room with access to the garden via sliding doors and is semi open to the fitted kitchen with fitted dishwasher, gas hob and double oven. On the first floor there are two double bedrooms (both with fitted wardrobes), a very good sized third single room also with fitted wardrobes and a family bathroom with bath, separate shower cubicle, W.C and basin.

The rear garden is approximately 75ft in length, has a large patio area, perfect for entertaining and is laid to lawn with a large shed for storage.





Local Schools

Priestmead Primary School
 Kenmore Junior School
 Kenmore Park infant school
 Glebe Primary School
 Stanburn Primary School
 St Josephs Primary School
 Uxedon Manor Primary School
 Whitchurch Primary School
 Elmgrove Priimary School
 St Bernadette's Catholic Primary School
 Park High School
 St Gregory's Catholic Science School
 Avanti House
 Canons High School
 Pathways School



Local Transport

Trains:

Kenton Station - Bakerloo Line and Lioness Line
 Queensbury Station - Jubilee Line
 Canons Park Station - Jubilee Line

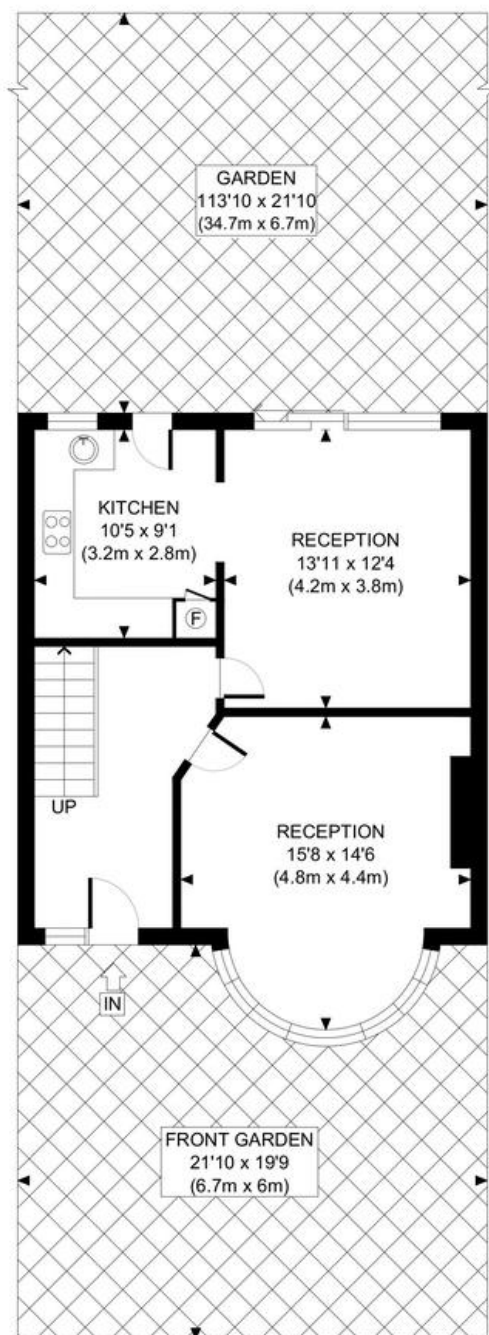
Buses:

114 - Ruislip/Mill Hill
 H10- Northwick Park Hospital
 H18 - Harrow Bus Station

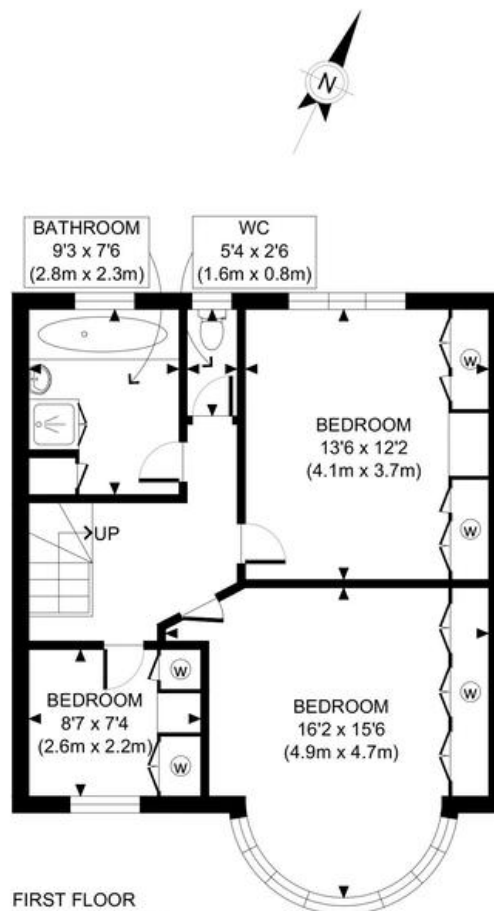








GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 584 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 599 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1183 SQ FT/ 110 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS
ONE STOP SHOP FOR PROPERTY MEASUREMENTS

399 High Road
Harrow
Middlesex
HA3 6EL

www.hintonresidential.com
sales@hintonanddownes.com
0208 861 1066

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements