



Merlins Avenue, Harrow

£499,999 Freehold

Rawlinson Gold are pleased to present this three-bedroom terraced family home located in a popular residential location, close to Newton Farm Nursery, Infant and Junior School. To be sold with the benefit of no upper chain, this property presents an exciting opportunity for potential buyers to both, renovate and extend, subject to the usual planning consents.

This property is also within walking distance of the Metropolitan and Piccadilly Line train station at Rayners Lane.

**EPC Rating: D
Council Tax Band: D**

- Chain Free • Terraced Family Home • In Need of Updating • Has Potential to Extend STPP • Three Bedrooms • Through Lounge • Kitchen • Bathroom • Front Garden • Rear Garden



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FURTHER DETAILS

The accommodation comprises of an entrance hall, through lounge and kitchen on the ground floor, whilst to the first floor there are three bedrooms and a family bathroom. To the front and rear of the property there are gardens with the potential for off-street parking to the front, subject to the usual consents.

LOCATION

Merlins Avenue is located off of Malvern Avenue which in turn is just off of Alexandra Avenue. This area is well served by schools including Newton Farm Nursery, Infant and Junior School and it is well positioned for the Metropolitan and Piccadilly Line train station at Rayners Lane.

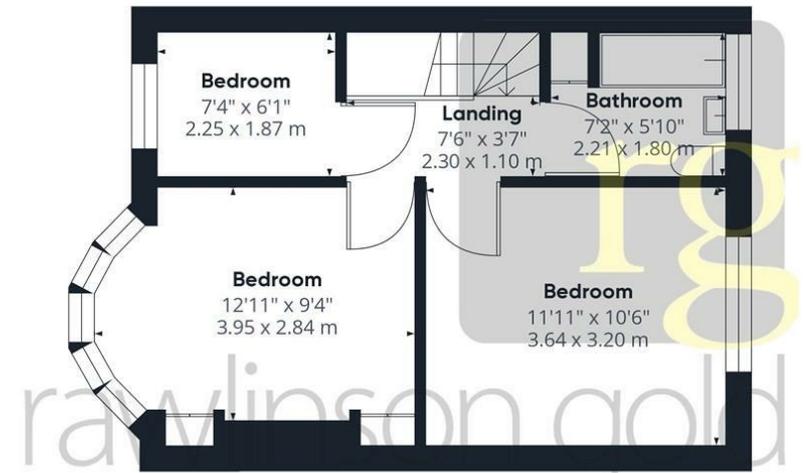
CONTACT RAWLINSON GOLD

If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office on 020 8861 2020 or by email at harrow@rawlinsongold.co.uk





Ground Floor



Floor 1

Approximate total area⁽¹⁾
756.2 ft²
70.25 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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