



Carlyon Avenue, Harrow, HA2 8SW

Step inside and discover a welcoming entrance porch. The hallway, adorned with brand new carpeting, flows into a spacious living/dining room. This bright and airy area features a bay window at the front, while patio doors lead out to the garden, perfect for seamless indoor-outdoor entertaining. Completing the ground floor is a spacious kitchen with convenient access to the rear.

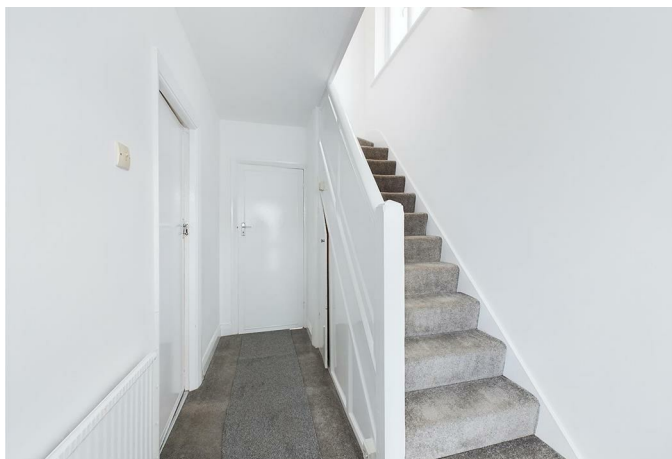
Upstairs, the newly carpeted landing provides access to three bedrooms. The two larger ones offer ample space for double beds, while the third could be a perfect home office or guest room. A family bathroom and separate W.C. ensure convenience for all residents.

This property truly unleashes your inner designer. With the potential to extend up to six meters to the rear and add a loft conversion with a luxurious en-suite double bedroom (subject to planning permission), you can create your dream home.

The rear garden is a tranquil space which would be ideal for barbecues, family gatherings, or simply unwinding after a long day.

For added comfort and peace of mind, the property boasts double glazing, efficient and gas central heating.

Located on the charming Carlyon Avenue, this residence is nestled amidst a picturesque scene. Large, grassy verges line the street, creating a sense of spaciousness and tranquility. Families will appreciate the close proximity to well-regarded schools like Welldon Park, Field End, Heathlands, and Rooks Heath College. Connectivity is a breeze with South Harrow Piccadilly Line and Rayners Lane Metropolitan/Piccadilly Line stations nearby. Northolt Park Chiltern Main Line Station is also easily accessible, providing excellent transportation options.



ENTRANCE PORCH

Front aspect door

ENTRANCE HALL

Stairs to first floor landing, under stairs storage cupboard

THROUGH LOUNGE

Front aspect double glazed window, radiator, cove ceiling, rear aspect patio doors to the garden

KITCHEN

Rear aspect double glazed window, rear aspect door to garden, range of eye and base level units, space for washing machine, fridge freezer and dishwasher, combination boiler

LANDING

Side aspect double glazed window, loft access

BEDROOM

Front aspect double glazed bay window, radiator, storage cupboard

BEDROOM

Rear aspect double glazed window, radiator

BEDROOM

Front aspect double glazed window, radiator

BATHROOM

Rear aspect double glazed window, low level WC, tiled walls and floor

GARDEN

Paved patio, lawn area, panel enclosed fencing, side access, garage

COUNCIL TAX

London Borough of Harrow -
Band D - £2,286.32

N.B. WE RECOMMEND YOUR
SOLICITOR VERIFIES THIS
BEFORE EXCHANGE OF
CONTRACTS.

DISTANCE TO STATIONS

South Harrow (1 mile) - Piccadilly

(0.6 mile) - Central Line.
Northolt Park (0.7 mile) Chiltern
Railways.
Northolt (1.3 miles) Central.

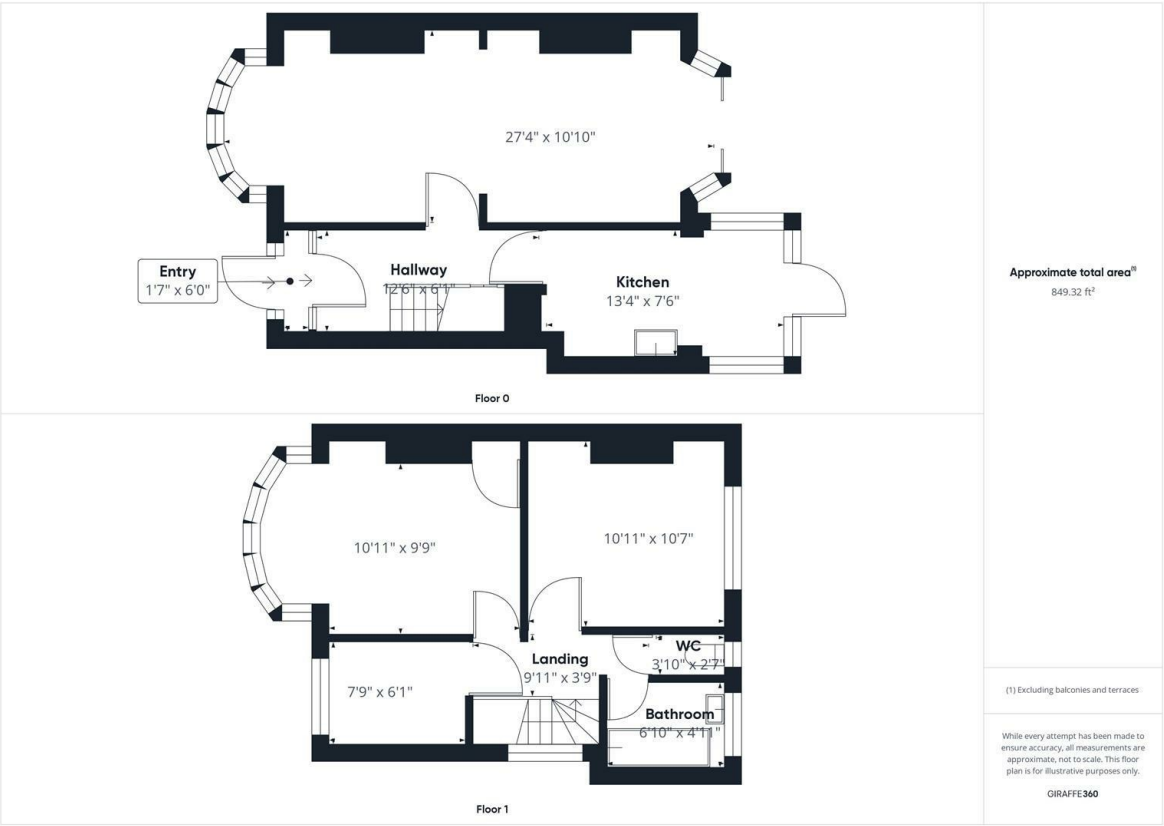


92 High Street, Ruislip, Middlesex, HA4 8LS

T: 01895 625999

lettings@gibsonhoney.co.uk

www.gibsonhoney.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	54	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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