



ABSOLUTE
PROPERTY

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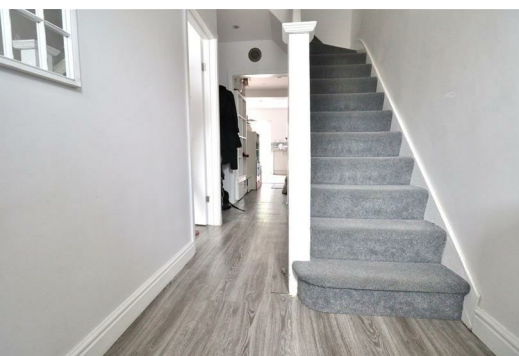


**41 Eastcote Avenue, Harrow
HA2 8AJ**

Price Guide £465,000

CALLING ALL INVESTORS!!!!!! Absolute Property are pleased to offer this 1930's three bedroom terraced house. This property comes with a tenant in situ paying £2450 per month. Eastcote Avenue is located just 0.3 miles from South Harrow busy high road with a number of shops, restaurants, amenities and South Harrow Underground Station and bus station. Local schools include Grange Primary School 0.4 miles away, The Welldon Park Academy 0.5 miles away, Whitmore High School and Roxeth Mead School both 0.6 miles away and Roxeth Primary School 0.7 miles away. Benefits include a kitchen/diner, two reception rooms, downstairs cloakroom, driveway and rear garden. Viewing is highly recommended.

Being sold on behalf of joint Lpa receivers



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ENTRANCE:

Front door opening to:

HALLWAY:

Doors to lounge, dining room, kitchen/diner, guest cloakroom, stira to first floor landing, understairs storage, radiator, wood laminate flooring.

LOUNGE:

15 x 11'3 (4.57m x 3.43m)

Upvc double glazed bay window to front aspect, radiator.

GUEST CLOAKROOM:

Low flush wc, pedestal hand wash basin.

KITCHEN/DINER:

19'3 x 16'10 (going into 6'10) (5.87m x 5.13m (going into 2.08m))

Range of eye and base level units, built in oven, gas hob and extractor, plumbing for washing machine, stainless steel sink drainer unit with mixer taps, ceiling spot lights, open plan to dining room, two x upvc double glazed windows to rear aspect, upvc double glazed double doors opening to rear garden.

DINING ROOM:

13'5 x 9'10 (4.09m x 3.00m)

Tv socket.

FIRST FLOOR LANDING:

Doors to bedroom one, bedroom two, bedroom three, bathroom, loft access.

BEDROOM ONE:

15 x 9'11 (4.57m x 3.02m)

Built in wardrobes, radiator, upvc double glazed window to front aspect.

BEDROOM TWO:

12'8 x 9'8 (3.86m x 2.95m)

Built in wardrobes, radiator, upvc double glazed window to rear aspect.

BEDROOM THREE:

7'8 x 6'1 (2.34m x 1.85m)

Radiator, upvc double glazed window to front aspect.

BATHROOM:

Three piece suite comprising of low flush wc, vanity unit hand wash basin with mixer taps, bath with shower attachment, ceiling spot lights, tiled flooring, heated towel rail extractor fan, upvc double glazed frosted window to rear aspect.

FRONT ASPECT:

Paved driveway

REAR GARDEN:

Paved patio with rest laid to lawn.

