

Capthorne Avenue

Harrow • Middlesex • HA2 9NE

Guide Price: £580,000



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Offered to the market in a chain free position, this three bedroom end terrace property presents buyers with a spacious home, with an abundance of scope to extend and develop, subject to the necessary planning permissions, into their dream home. Located on Capthorne Avenue, the property is conveniently situated within walking distance of highly rated local schools and handy tube links into central London. A viewing of this fantastic abode is recommended as soon as possible.

Chain free

End terrace

Three Bedrooms

Living room

Dining room

Kitchen

Family bathroom

Garden

Off-street parking

Scope to extend (STPP)

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Property

This fantastic end of terrace property offers warmth and comfort, plus the potential to extend to the rear and to the loft, subject to the necessary planning permissions. As you enter the property you are welcomed with a spacious hallway which offers access to all of the ground floor accommodation with stairs which rise to the first floor. The living room to the front is bright, homely and benefits from a large bay window which is the perfect area for a family to relax. The dining room is spacious enough to host the most social of tables and provides access to the rear garden. The kitchen boast a range of base and wall units, worktops, space for appliances and access to the rear garden. To the first floor are three bedrooms. Two doubles with built in wardrobes and a large single bedroom. Finishing off the first floor is the the family bathroom which offers a white bathroom suite and is tiled throughout.

Outside

At the front of the property there is a driveway providing off-street parking for multiple vehicles. A gate to the side of the property leads through to the back garden where you can enjoy those warm sunny days. The garden is largely laid to lawn with a pathway at the side of the garden.

Location

Caphorne Avenue is located between South Harrow, Rayners Lane and South Ruislip. This residence is perfectly positioned just moments from the area's many shopping and transport facilities (Central/ Metropolitan/ Piccadilly Lines/ BR Connection). Alternatively for the motorist the A40/Western Avenue is just a short drive away providing easy and direct access into Central London and the surrounding Home Counties. For families the property is ideally located within close proximity of the area's highly regarded local schools and is just a short stroll away from the local parks.



Schools:

Newton Farm Nursery, Infant and Junior School (0.4 mi)
 Heathland School (0.4 mi)
 Rooks Heath College (0.4 mi)



Train:

Rayners Lane (0.9 mi)
 Northolt Park (0.9 mi)
 South Ruislip (1.0 mi)



Car:

M4, A40, M25, M40



Council Tax Band:

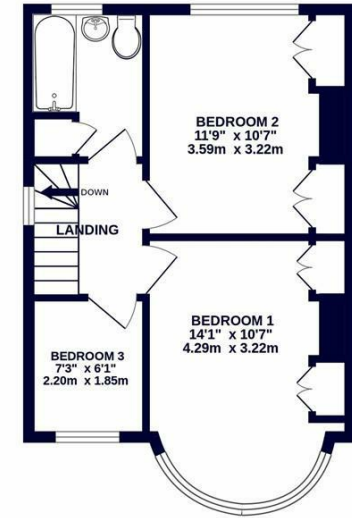
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(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 510 sq.ft. (47.3 sq.m.) approx.

1ST FLOOR
 383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 893 sq.ft. (82.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.