



## Capthorne Avenue | Rayners Lane | HA2 9NF

This delightful house is beautifully presented internally and set on one of Rayners Lane's most popular roads. With landscaped rear gardens to the back the property boasts two reception rooms and comes with potential to extend to the rear and with a loft boarded and ready to be converted to a fourth bedroom.

Asking Price Of £525,000

Freehold



- Mid Terraced House
- 3 Bedroom
- 2 Receptions
- Fully Fitted Kitchen
- Good Size Rear Garden
- Gas Central Heating
- UPVC Double Glazed windows
- Garage
- Close To Tube and Shops
- Must Be Seen

## Property Description

### INTERNALLY

Upvc double glazed entrance door to entrance porch leads to a welcoming hallway with stairs to first floor and understairs cupboard currently used as larder cupboard. The front reception has large bay window allowing plenty of natural light. The well fitted kitchen has range of wall and floor units with worktops over, gas hob with oven under, rear door to garden. The kitchen is open plan with spacious rear dining area with sliding patio doors to garden. On the first floor landing with access to boarded and insulated loft leading to two double bedrooms and one single. Good size tiled shower room with shower cubicle, low level w.c., vanity wash hand basin

### EXTERNALLY

Beautiful rear garden with large patio area and open attractive trellised gazebo, leading to well maintained lawn and flower borders, shed. Pretty front paved garden with flower beds and pathway. Garage via rear service road.

### LOCATION

Capthome Avenue is in the borough of Harrow and is close to many underground stations. Approximately 0.3 mile to Rayners Lane underground station (Piccadilly Line and Metropolitan Line), approximately 1.3 mile to Northolt Park (Chiltern Railway) station. The nearest shops include Tesco Express which is just 0.2 miles away. Newton Farm Nursery, Infant and Junior School is just 0.6 miles and Roxbourne Primary School is also 0.6 miles away.

## Tenure

Freehold

## Council Tax Band

D £1,962

## Viewing Arrangements

Strictly by appointment

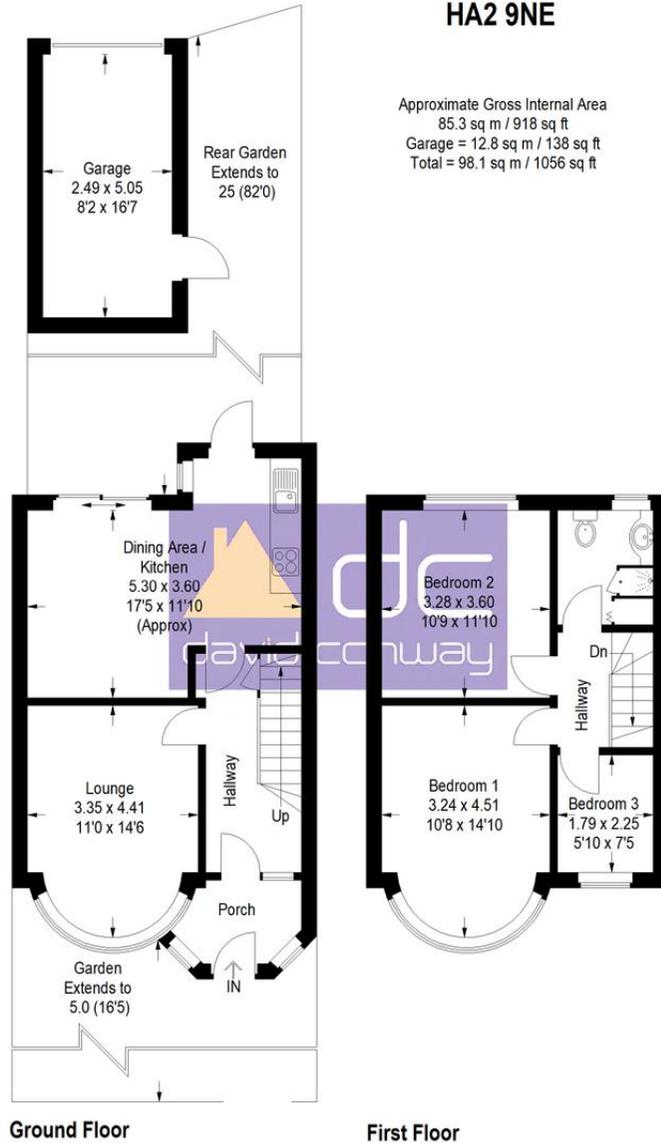
## MORTGAGES ARRANGED AT COMPETITIVE RATES

(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.



## Capthorne Avenue, Harrow, HA2 9NE



Approximate Gross Internal Area  
85.3 sq m / 918 sq ft  
Garage = 12.8 sq m / 138 sq ft  
Total = 98.1 sq m / 1056 sq ft

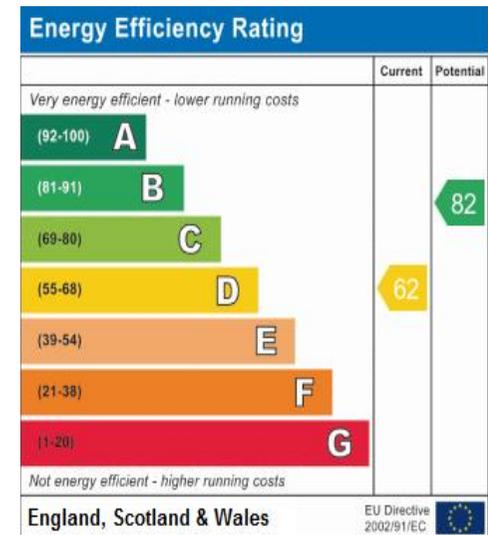


Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2021 (ID 770626)