

# DAVID CHARLES

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## MALVERN AVENUE, RAYNERS LANE, HA2 9EU



**PRICE....£660,000....FREEHOLD**

This extended four bedroom mid terrace family house (105 sq.m/1,130sq.ft) is located within this popular location within the school catchment areas of Alexandra School, Rook Heath School, Newton Farm Nursery, Infant and Junior School and Whitmore High School. Rayners Lane is also within easy reach with its array of shops, restaurants, coffee houses, supermarkets and the Metropolitan/Piccadilly Line Tube Station. The accommodation comprises of an entrance hall with laminate wood flooring, two reception rooms and a fitted kitchen. On the first floor there are two double bedrooms, single bedroom four and a family bathroom. On the second floor there is a master bedroom and modern fitted shower room. Outside there is off street parking for one car and approximately 100ft rear garden with a decked terrace leading to lawn with shrub borders and 14ft garage accessed via a service road to rear.

The property benefit from further potential to extend on the ground floor  
(Subject to Planning Permissions).

**020 8866 0222**









## COUNCIL TAX

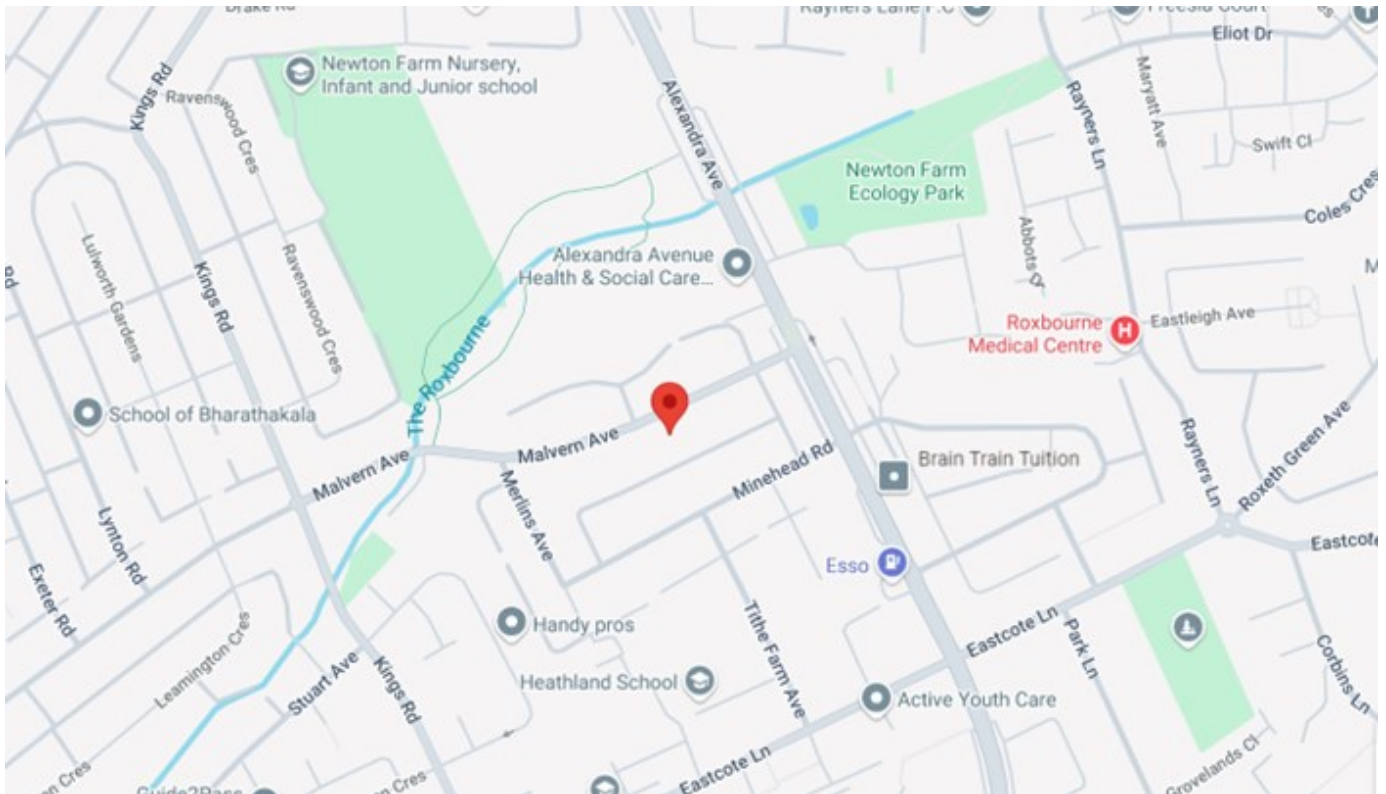
London Borough of Harrow - Band D - £2,286.32

## LOCAL SCHOOLS

Alexandra School - 0.16 miles  
Rooks Heath School - 0.27 miles  
Newton Farm Nursery, Infant & Junior School - 0.31 miles  
Whitmore High School - 0.9 miles

## LOCAL TRANSPORT

Rayners Lane Station (Metropolitan/Piccadilly Line) - 0.7 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

# Malvern Avenue

Approximate Gross Internal Area

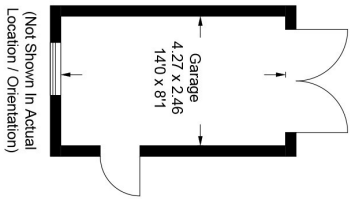
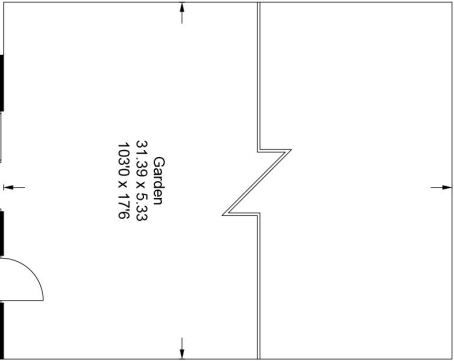
Ground Floor = 41.5 sq m / 447 sq ft

First Floor = 35.8 sq m / 385 sq ft

Second Floor = 27.7 sq m / 298 sq ft

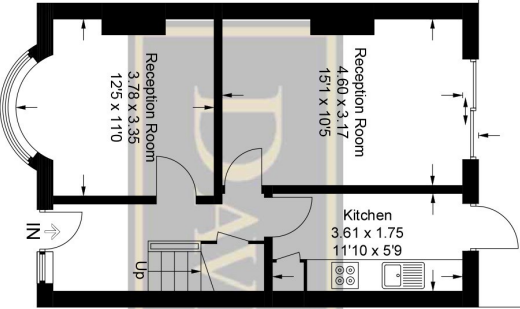
Garage = 10.4 sq m / 112 sq ft

Total = 115.4 sq m / 1,242 sq ft

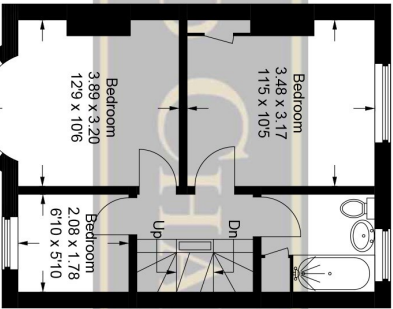


(Not Shown In Actual Location / Orientation)

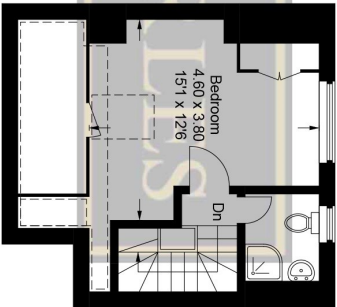
= Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**First Floor**



**Second Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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**For appointments to view please call David Charles 020 8866 0222**

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*