



College Avenue

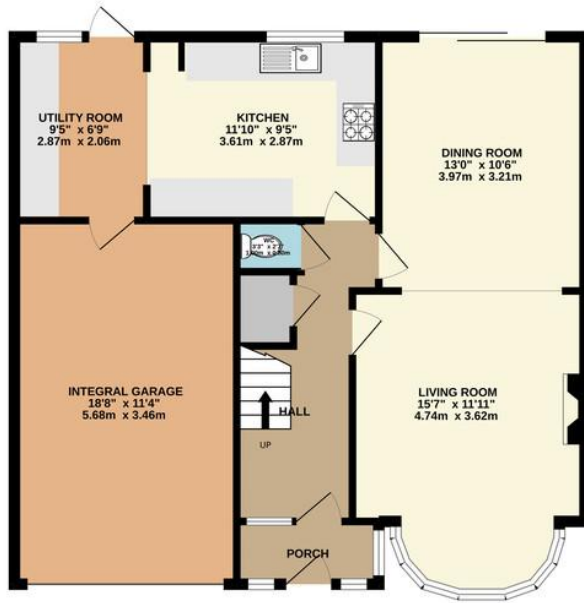
Harrow Weald, Middlesex, HA3 6HB

£670,000

Blacklers are delighted to be able to offer this imposing, larger than average, four bedroom semi-detached family home, situated in Harrow Weald, on the borders of Stanmore. This CHAIN FREE property provides generous accommodation with through lounge, ground floor w.c, extended fitted kitchen, three double bedrooms and one single bedroom, family bathroom/w.c, separate shower room, good size integral garage and off-street parking to the front. Potential to extend further (subject to planning permission). EPC Rating: E



GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



1ST FLOOR
678 sq.ft. (63.0 sq.m.) approx.



TOTAL FLOOR AREA : 1484 sq.ft. (137.9 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>87</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>86</p>	
<p>44</p>		<p>36</p>	
<p>Not energy efficient - higher running costs</p>		<p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements