



CHRISTCHURCH AVENUE, MIDDLESEX, HA3  
OIEO £525,000 FREEHOLD

**MAKE THIS HOUSE YOUR OWN!**

Tenure: Freehold  
EPC Rating: F  
Council Tax Band: E (London Borough of Harrow)

Harro | 020 8861 3933 | harrow@winkworth.co.uk



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### DESCRIPTION:

Located in a sought after part of Kenton, this charming semi-detached house, in need of modernisation throughout, is an ideal blank canvas to showcase your own personal style and flair.

The property features a spacious living room, dining room, kitchen, bathroom with separate toilet, three generous bedrooms and a large family garden, perfect for relaxing on those hot summer days.

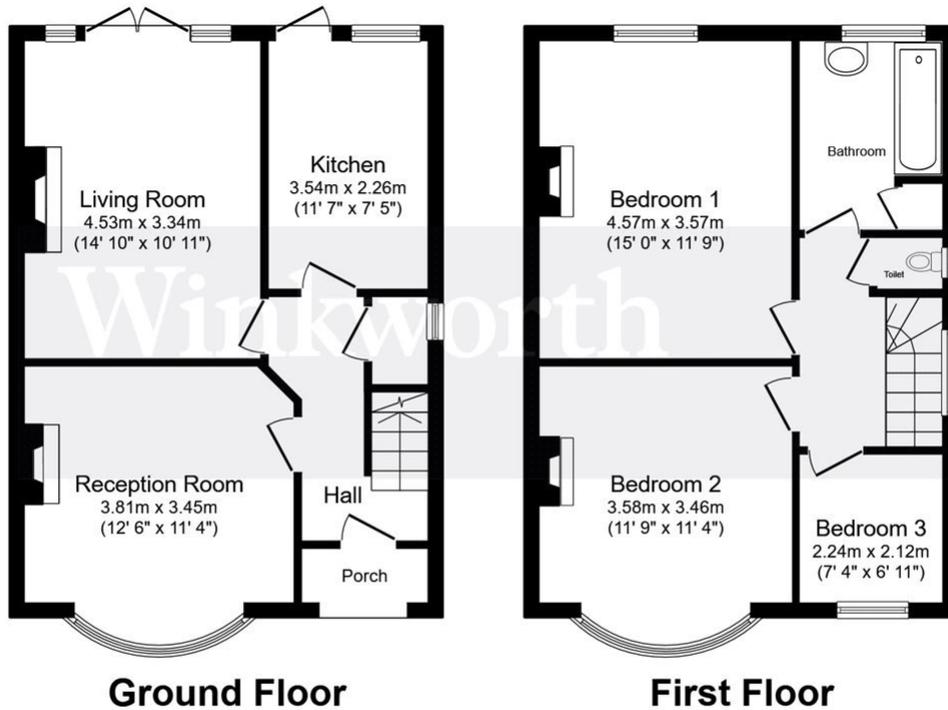
The property also benefits from off-street parking, providing convenience for residents with vehicles. As the house has not been extended, purchasers can benefit from the scope to extend (subject to planning permission).

With easy access to local amenities, schools, and transport links, this property offers both comfort and practicality.

Don't miss the opportunity to make this wonderful house your new home.







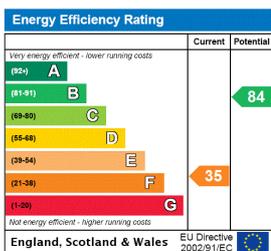
**Ground Floor**

**First Floor**

Total floor area 93.4 m<sup>2</sup> (1,006 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



**Tenure:** Freehold  
**Term:** Expires -  
**Service Charge:** £0 per annum  
**Ground Rent:** £ 0 Annually (subject to increase)  
**Council Tax Band:** E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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