



Winkworth



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SHAFTESBURY AVENUE, HARROW, HA2

**£600,000 FREEHOLD**

**Tenure: Freehold**

**Council Tax Band: D**

**EPC rating: E**

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

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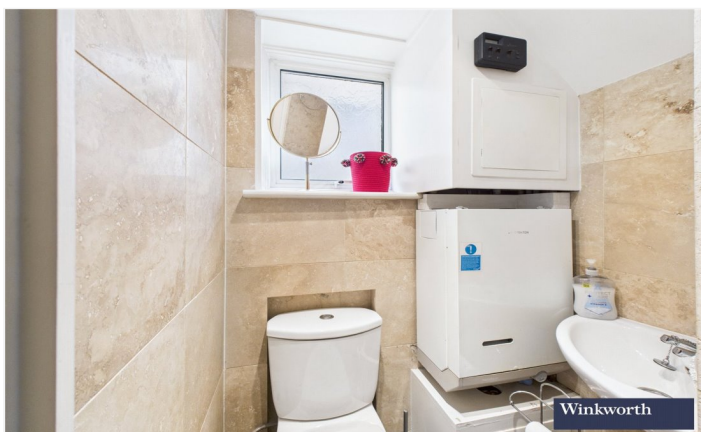


### DESCRIPTION:

Located in a desirable area, this well-presented three-bedroom semi-detached home offers spacious, flexible living spaces and a practical layout ideal for family life.

The ground floor boasts two generous reception rooms, perfect for living or dining, along with a separate kitchen that opens directly to a private rear garden. A convenient downstairs WC adds extra practicality. Upstairs, the property features three well-sized bedrooms, including a bright principal room, and a classic family bathroom with a full-size bathtub, overhead shower, and bidet.

Outside, the landscaped private garden provides an ideal spot for outdoor dining or relaxation. This home is perfect for growing families, first-time buyers, or anyone seeking a ready-to-move-in property in a prime location.



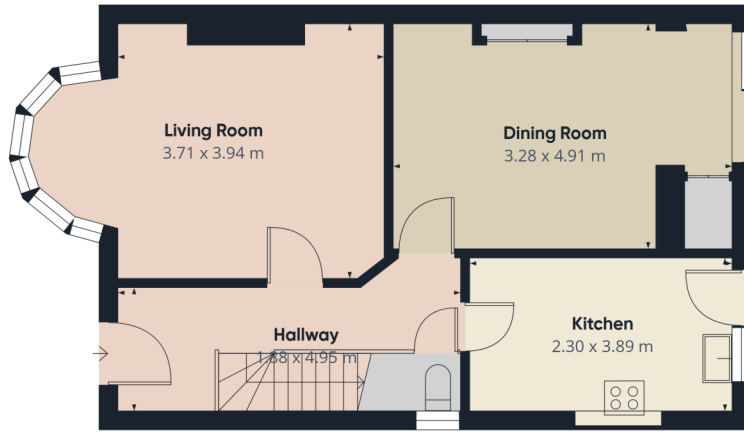




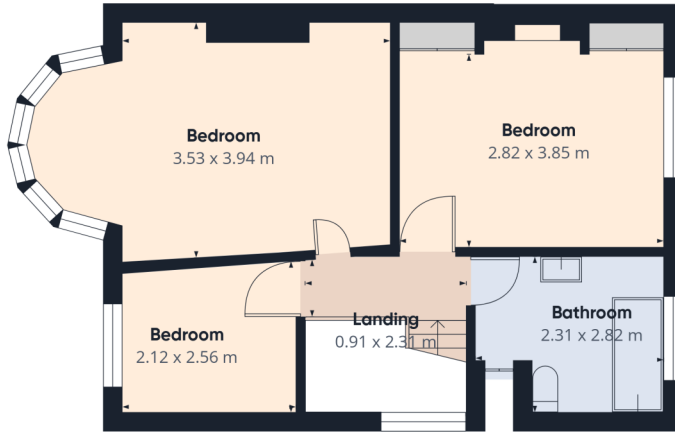
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
94.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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