



MALVERN GARDENS, HARROW, MIDDLESEX, HA3
£625,000 FREEHOLD

MUCH LOVED THREE BEDROOM MID TERRACE FAMILY HOME

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

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DESCRIPTION: Located on a pleasant residential street in Queensbury, this well-presented three-bedroom mid-terrace house boasts two bright and airy reception rooms, a modern fitted kitchen, and a convenient ground floor W/C. Upstairs, you'll find three well-proportioned bedrooms, served by a family bathroom. The loft has been cleverly converted to maximise storage space. To the rear, an extensive garden provides a lovely outdoor space for relaxation or entertaining, complete with a useful outbuilding for additional storage. There is potential to extend (STPP). Ideally positioned close to a variety of supermarkets, schools, transport links and local amenities, this home combines comfort and convenience in equal measure.



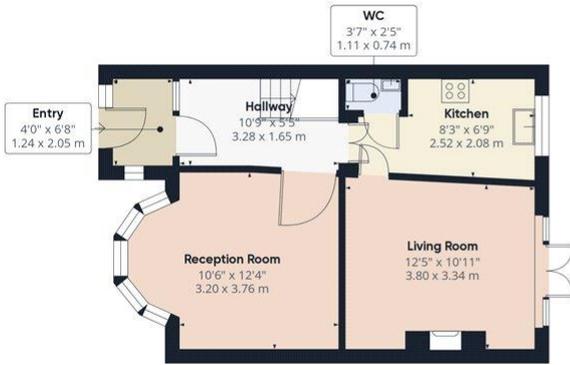
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Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
 1189.63 ft²
 110.52 m²

Reduced headroom
 74.69 ft²
 6.94 m²

(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

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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		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D - Harrow

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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