

**DERBY AVENUE, HARROW, MIDDLESEX, HA3**  
**£535,000 FREEHOLD**

## **WELL PRESENTED FAMILY HOME FOR SALE**

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

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**DESCRIPTION:**

Winkworth Harrow are proud to announce the Sole Agency instruction on this charming Semi Detached Three bedroom family home.

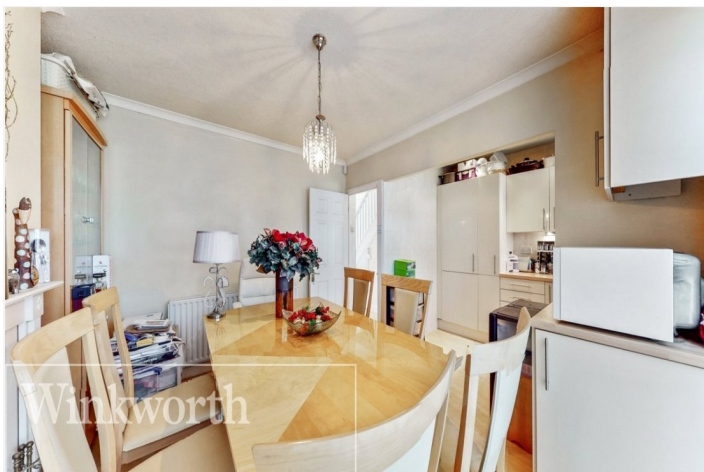
Spread over two floors, the ground floor comprises a spacious living room, sizeable kitchen/diner and WC.

The first floor boasts two generous double bedrooms, ample single bedroom and a well appointed family bathroom.

Further benefits include, Off Street parking and a very well maintained, paved family garden.

Derby Avenue is conveniently located in close proximity to Headstone Lane Overground Station, local shopping amenities and is in catchment to the Salvatorian College which has an OFSTED "outstanding" inspection rating.

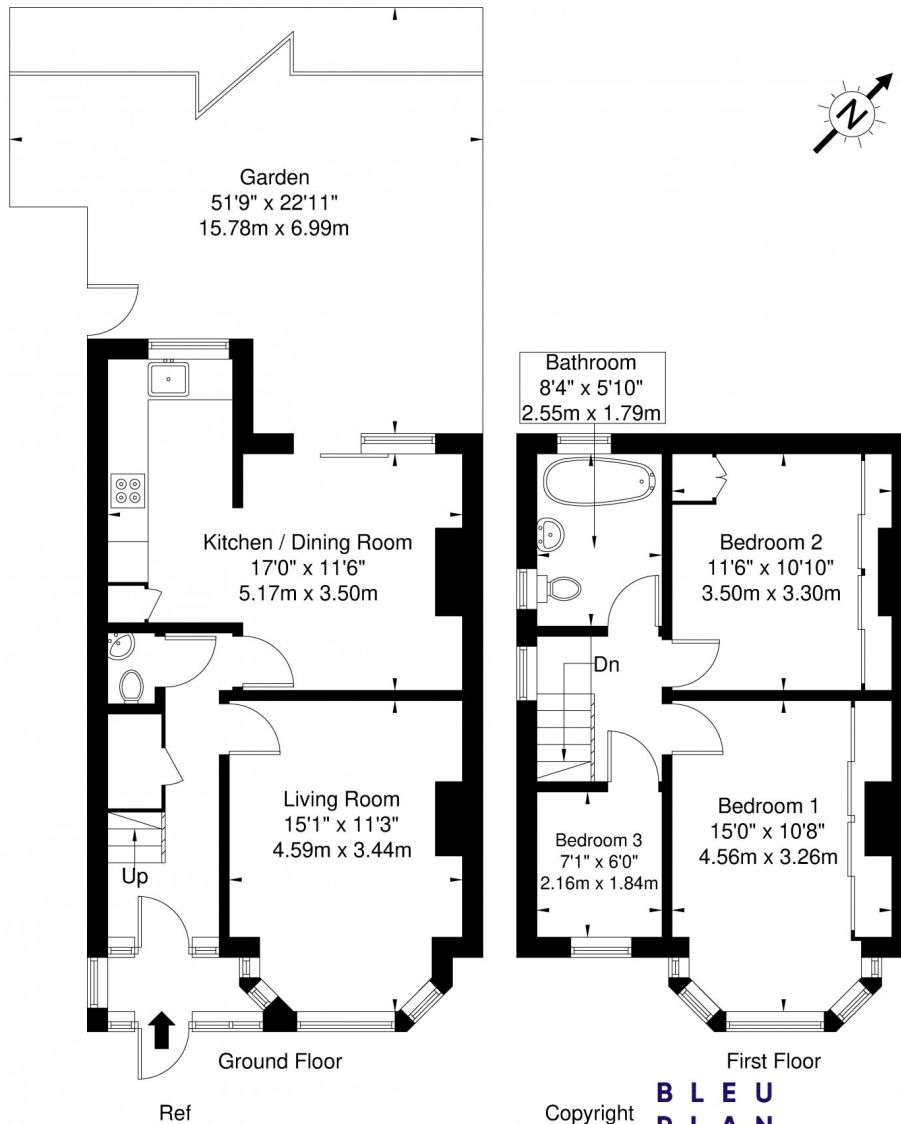
Early viewings are advised.





# Derby Avenue, HA3 5JU

Approx. Gross Internal Area = 85.4 sq m / 919 sq ft



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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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.

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