



EST 2004
ElliotLee

44 Warden Avenue, Harrow, HA2 9LW

Offers in Region of £650,000



44 Warden Avenue

Harrow, Harrow

ElliotLee is proud to present this well-maintained and thoughtfully updated three-bedroom terraced house, ideally located in the heart of Rayners Lane. Just moments from excellent transport links, highly regarded schools, and a variety of local amenities, this home offers both convenience and comfort – perfect for families, professionals, or investors alike.

Upon entering the property, you are welcomed by a bright entrance hall that leads into two well-sized reception rooms, offering flexible living space ideal for entertaining, relaxing, or working from home. The fitted kitchen has been updated with a fresh wooden worktop, offering both style and functionality, and opens out to the rear garden – making it perfect for everyday family life or summer gatherings.

Upstairs, the home features three bedrooms – two doubles and one single – all offering comfortable accommodation. All of the bedrooms have also been updated with new laminate wood flooring, replacing the previous carpet, to offer a clean and modern feel. In addition, the master bedroom and study room have both had their windows replaced with modern UPVC units, improving energy efficiency and overall comfort. A modern family bathroom suite completes the upper floor where the flooring has also been updated with laminated wood.

This property has seen a number of recent updates including:

- New laminate wood flooring in the hallway and downstairs reception
 - Refreshed kitchen with updated wooden countertops
 - Re-floored third bedroom with laminate for a more contemporary look
 - Replacement of windows in the master bedroom and study room with UPVC units
- Outside, the property boasts a private rear garden, ideal for children, gardening, or relaxing outdoors, along with a shed for extra storage. At the front, a driveway offers convenient off-street parking.

Situated just a short walk from Rayners Lane Tube Station (Metropolitan & Piccadilly lines), the property offers quick and easy access into Central London – ideal for commuters. Excellent road links are also nearby, including the M1, M25, and M40 motorways.

This is a great opportunity to secure a comfortable, well-located property that combines practicality with modern updates. Whether you're a first-time buyer, family,





Warden Avenue, Harrow
Approximate Gross Internal Area
Main House = 76 Sq M/822 Sq Ft
Garage = 16 Sq M/171 Sq Ft
Total = 92 Sq M/993 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





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