




Andrew Pearce
PINNER

OVESDON AVENUE, , HA2 9PE £565,000



A larger style, three bedroom end terrace house, occupying a prime location within the catchment of the outstanding rated Newton Farm School and short walk away from Rayners Lane High Street & Station.

Interior layout comprises:

Porch extension opens into hallway, leading through to all downstairs rooms. First, a sizeable bay-fronted living room with a front aspect and gas fire. The second reception is slightly larger, measuring 15ft in length and enjoys the benefit of access out on to the patio and views over the garden. Completing the ground floor layout is the kitchen which is fitted with a range of floor and wall mounted units with marble effect countertops.

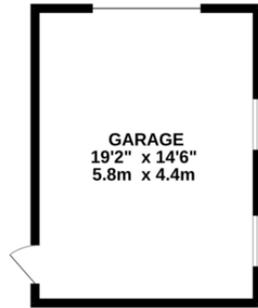
To the first floor, the landing leads through to two large double bedrooms and a single box room. A three piece bathroom completes the interior layout.

The property offers scope to extend further, up to six metres single storey to the rear and to the loft, which could comfortably accommodate a double bedroom with en-suite, subject to planning approval. Features include double glazing and gas central heating.

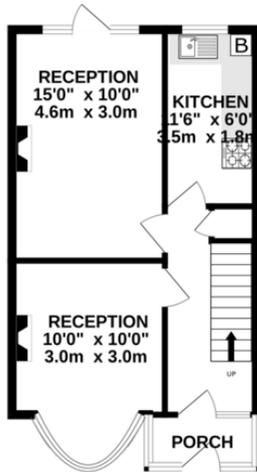
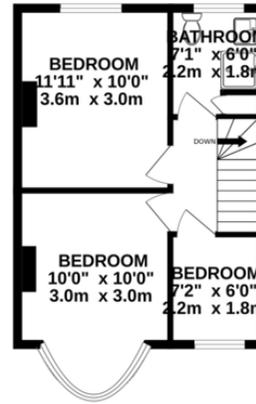
Outside, to the front of the property is a private garden neatly maintained with a concrete path leading to the front door. This could be paved to create parking for two cars. To the rear, the south facing garden extends to 50 ft. in length and is mostly laid to lawn with a variety of shrubs and flowerbeds, with a paved patio. A detached garage is located to the rear of the plot, which is of a generous size and could potentially be converted into an office / gym space.

The property is situated within the highly rated Newton Farm & Roxbourne Primary School catchments and is a short stroll from Rayners Lane Metropolitan / Piccadilly line station and shops.

GROUND FLOOR
714 sq.ft. (66.3 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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