



# Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

**£899,950**

**Briar Road, Kenton, HA3**

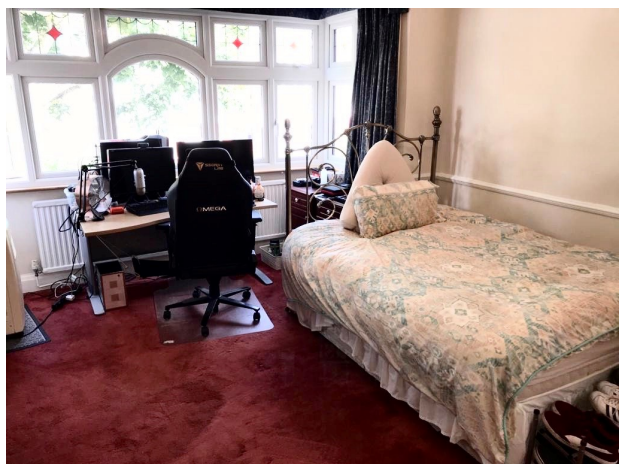
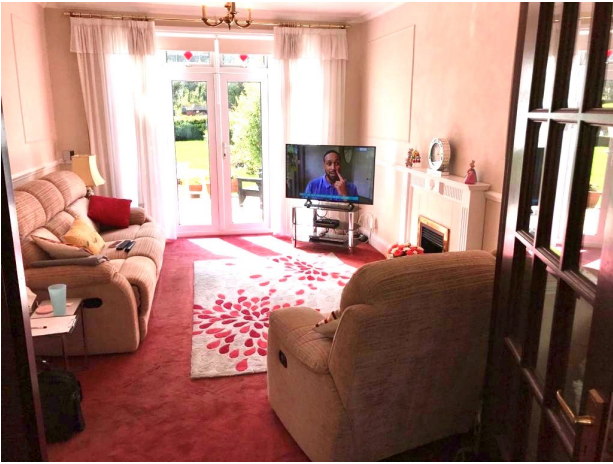


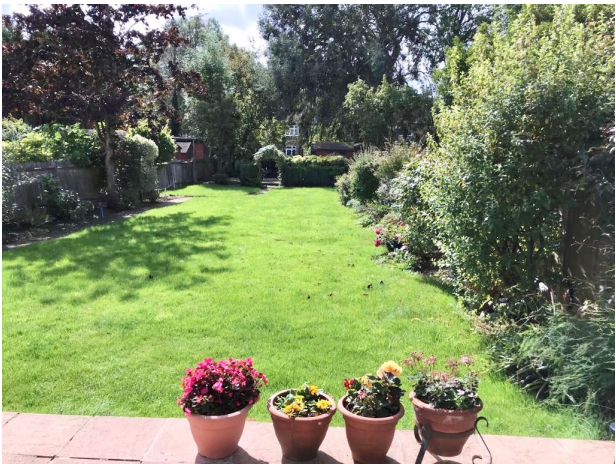
- 3 DOUBLE BED  
DETACHED HOUSE
- KITCHEN/BREAKFAST  
ROOM
- TWO BATHROOMS
- UTILITY ROOM
- GUEST WC/SHOWER  
ROOM
- MOUNT STEWART  
CATCHMENT
- EXCELLENT ORDER  
THROUGHOUT
- GCH AND DOUBLE  
GLAZED
- CLOSE TO ALL  
TRANSPORT LINKS
- GARAGE/OWN DRIVE

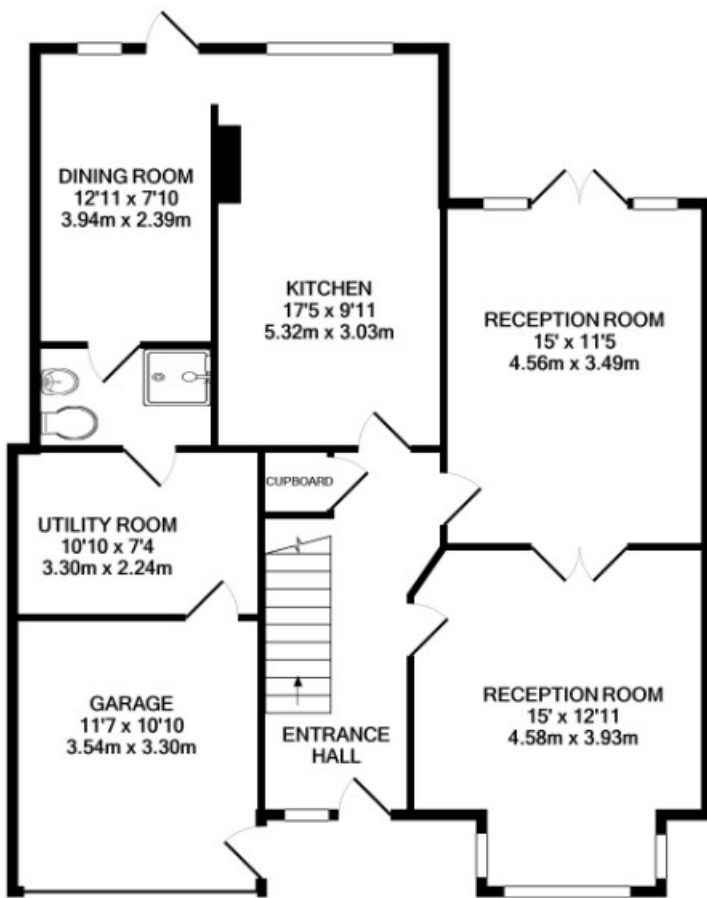
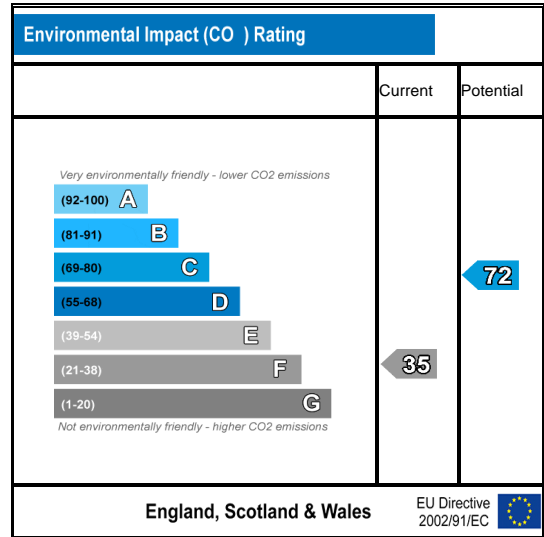
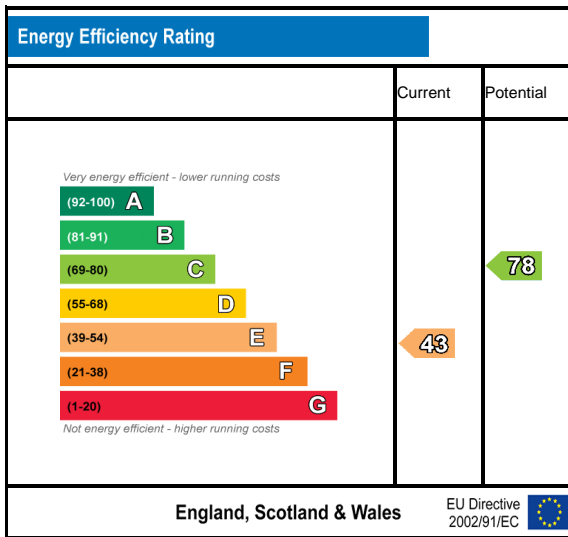
We are delighted to offer for sale this spacious and extremely well presented three double bedroom detached family house situated on this sought after road in Kenton close to all transport links and shopping facilities. The property benefits from double glazed windows, GCH, three double bedrooms, two bathrooms, utility room, kitchen/breakfast room, 140ft rear garden, garage with own driveway with parking for up to three cars. Call us now to view this superb detached property: 0208 907 2525

[www.allanhoward.co.uk](http://www.allanhoward.co.uk)

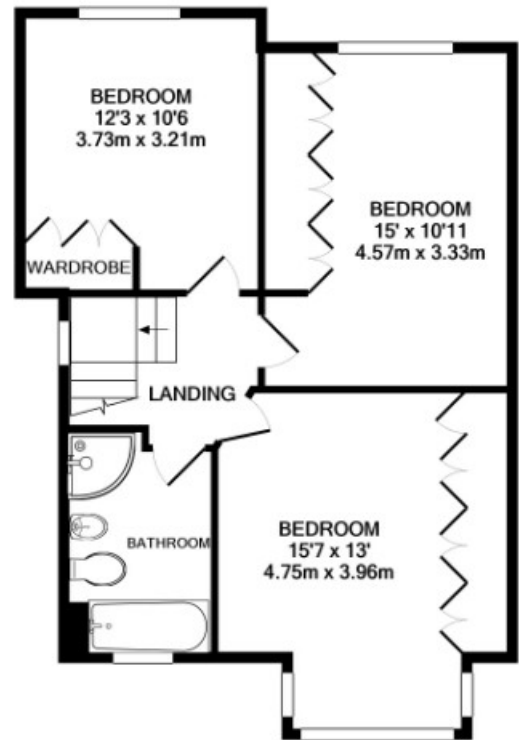
# Briar Road, Kenton, HA3







GROUND FLOOR  
APPROX. FLOOR  
AREA 973 SQ.FT.  
(90.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 579 SQ.FT.  
(53.8 SQ.M.)

BRIAR ROAD, KENTON, HA3 0DR  
TOTAL APPROX. FLOOR AREA 1552 SQ.FT. (144.2 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2020

VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD  
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ALLAN HOWARD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.