



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£670,000

Carlton Avenue, Kenton, HA3



- FIVE BEDROOM HOUSE
- TWO BATHROOMS
- SCOPE TO EXTEND
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- 70` REAR GARDEN
- GARAGE OWN DRIVE
- NO UPPER CHAIN
- TWO KITCHENS

We are pleased to offer this very Spacious 5-bedroom, 2 bathroom semi-detached house with garage and own drive, situated on this popular residential road close to all amenities. The house is double glazed and has gas central heating.

There is ample scope to extend subject to planning permission.

Ground floor: Bedroom 5, reception room leading to sun lounge, guestwc/shower room, fully fitted kitchen,

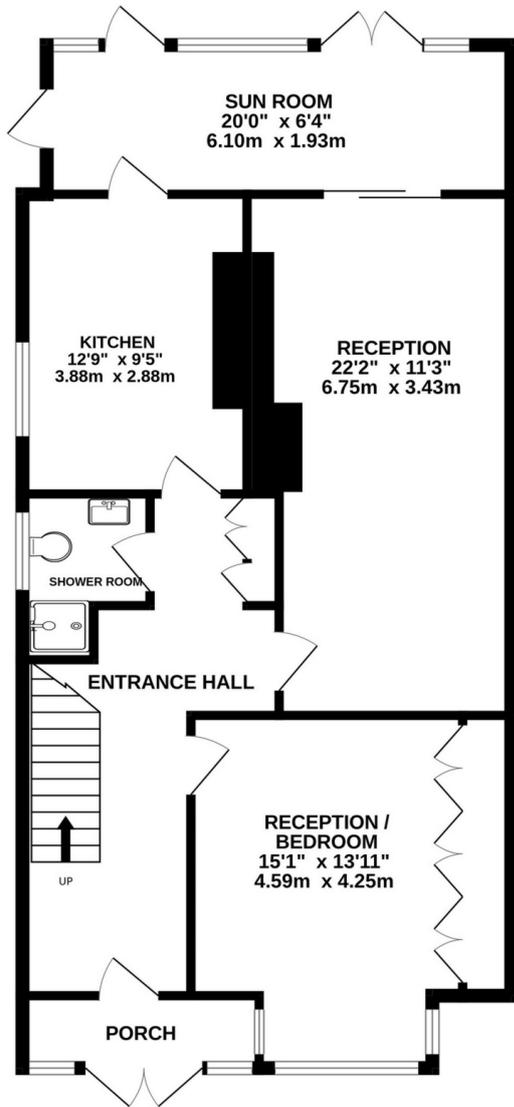
First floor: 4 bedrooms (one bedroom is currently a kitchen), bathroom separate wc.

The garden is approx 70` and there is parking for several cars on the driveway.

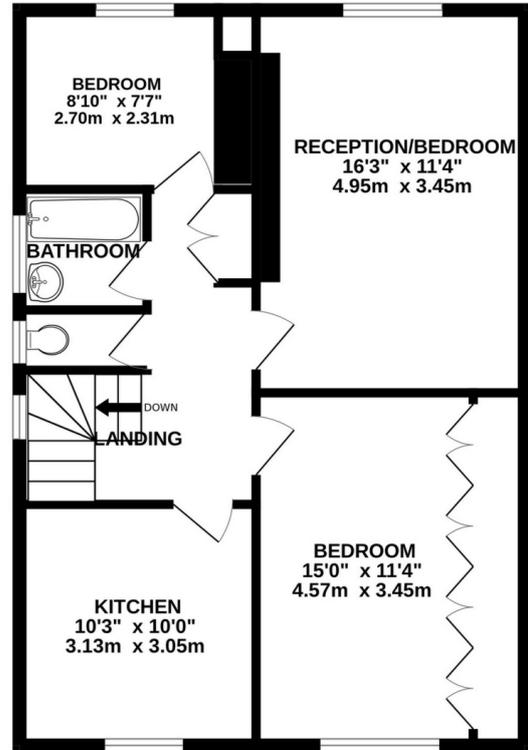
NO CHAIN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
856 sq.ft. (79.6 sq.m.) approx.



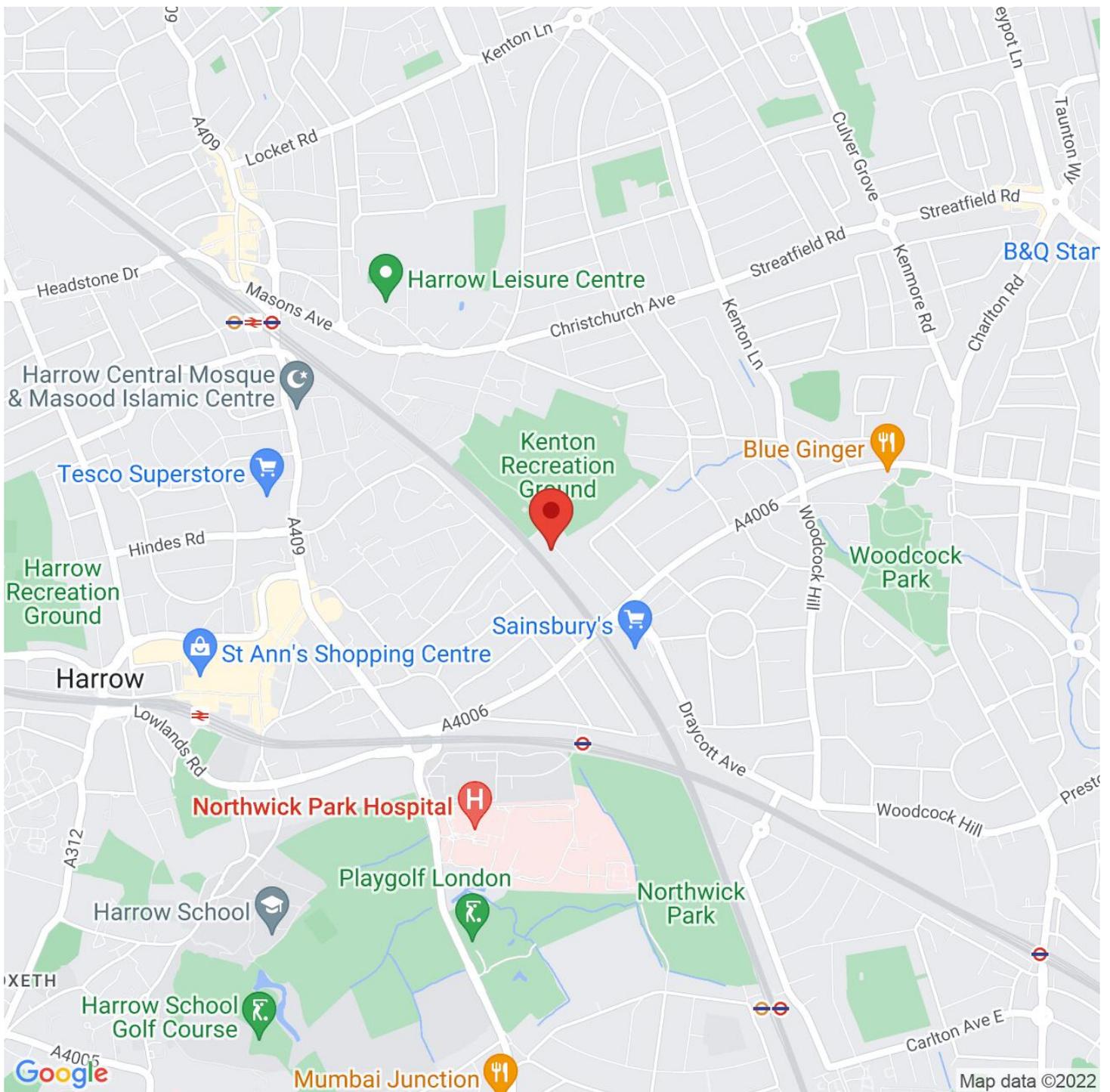
1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.

CARLTON AVENUE, KENTON, HA3 8AX

TOTAL FLOOR AREA : 1506 sq.ft. (139.9 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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VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD

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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.

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