



# Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

## £875,000

## Greystone Gardens, Kenton, HA3



- FOUR DOUBLE BED SEMI
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- SCOPE TO EXTEND SUBJECT TO P/P
- EXCELLENT CONDITION
- 200 FT REAR GARDEN
- GARAGE OWN DRIVE
- VERY SPACIOUS
  
- PART DOUBLE GLAZED
- SOUGHT AFTER ROAD

We are delighted to offer for sale this extremely spacious and well presented 4 double bedroom semi-detached family house with garage and own drive situated on this sought after road off Northwick Circle. The property is in excellent condition throughout and has gas central heating and part double glazed.

An early viewing is highly recommended. There is ample scope to extend subject to planning permission.

Ground floor: 2 reception rooms, kitchen/breakfast room.

1st Floor: 3 double bedrooms, bathroom and separate wc.

2nd floor: double bedroom


The rear garden is approx 200 ft.

The front has own drive with parking for 2 cars and a garage.

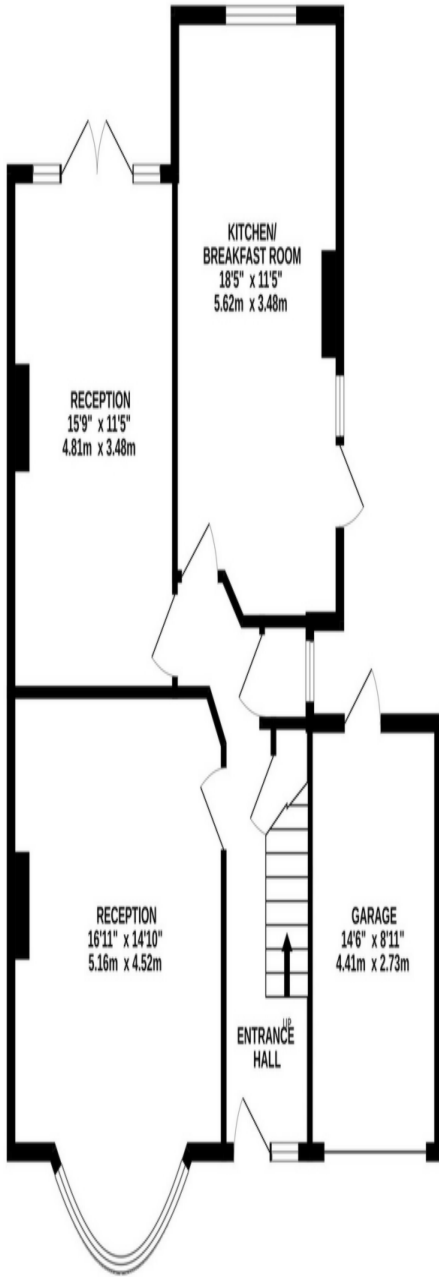


# Greystone Gardens, Kenton, HA3

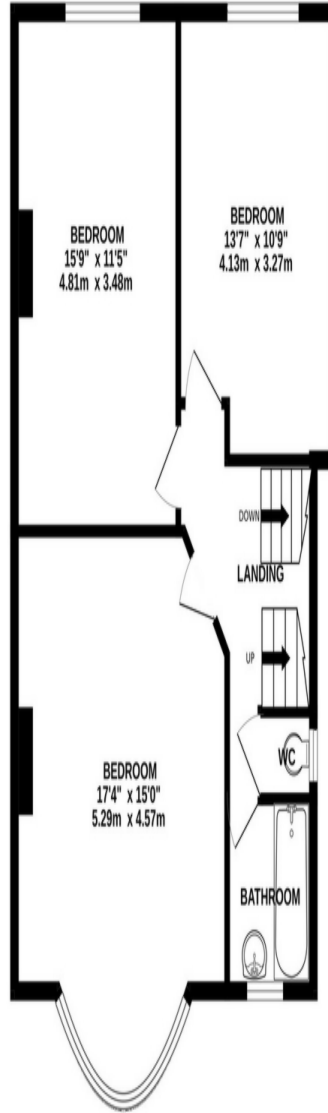


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>46</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

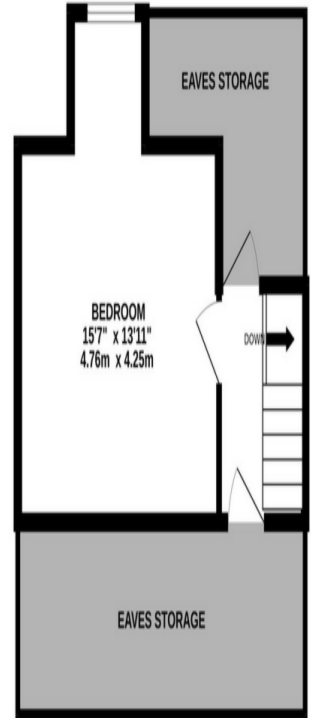
GROUND FLOOR  
830 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR  
652 sq.ft. (60.5 sq.m.) approx.



2ND FLOOR  
230 sq.ft. (21.4 sq.m.) approx.

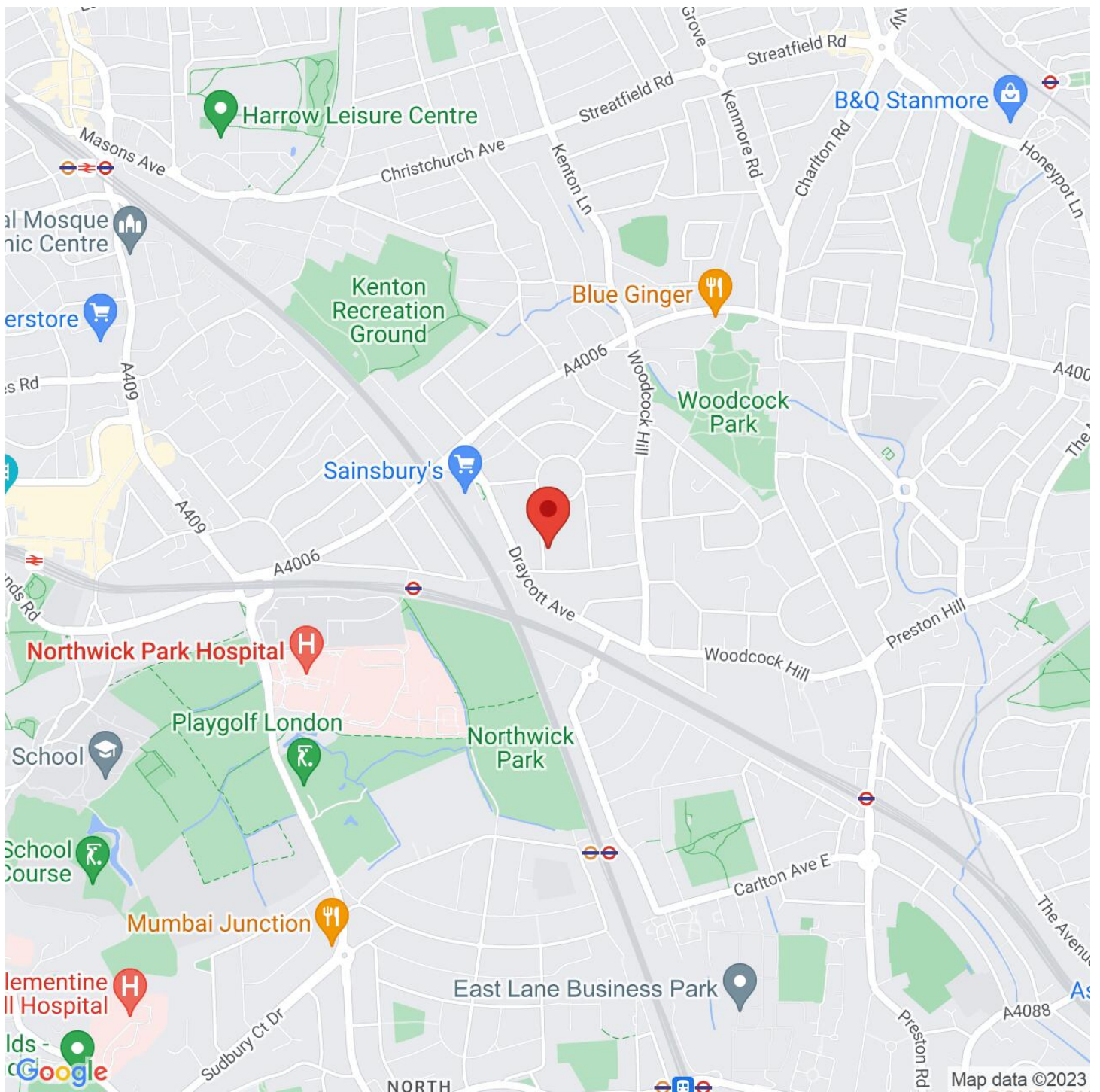


**GREYSTONE GARDENS, KENTON, HA3 0EF**

**TOTAL FLOOR AREA : 1713 sq.ft. (159.1 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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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.

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