



# Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

## £650,000

## Brookfield Crescent, Kenton, HA3



- EXTENDED 5 BEDROOM SEMI
- 2 BATHROOMS
- GUEST WC
- THROUGH LOUNGE
- KITCHEN/BREAKFAST ROOM
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- PARKING FOR 2 CARS
- EXCELLENT DECORATIVE ORDER
- LARGE REAR GARDEN

We are delighted to offer for sale this Spacious and extended 5 bedroom, 2 bathroom semi-detached family house situated on a quiet residential cul-de-sac location in Kenton and close to all local amenities.

Ground floor: Entrance hallway, office with guest wc, through lounge/diner, fully fitted kitchen/breakfast room.

1st Floor: 2 double bedrooms. 1 single room, and a family bathroom.

2nd Floor: 2 double bedrooms, one with an en-suite shower room

Good size rear garden  
driveway with parking for 2 cars

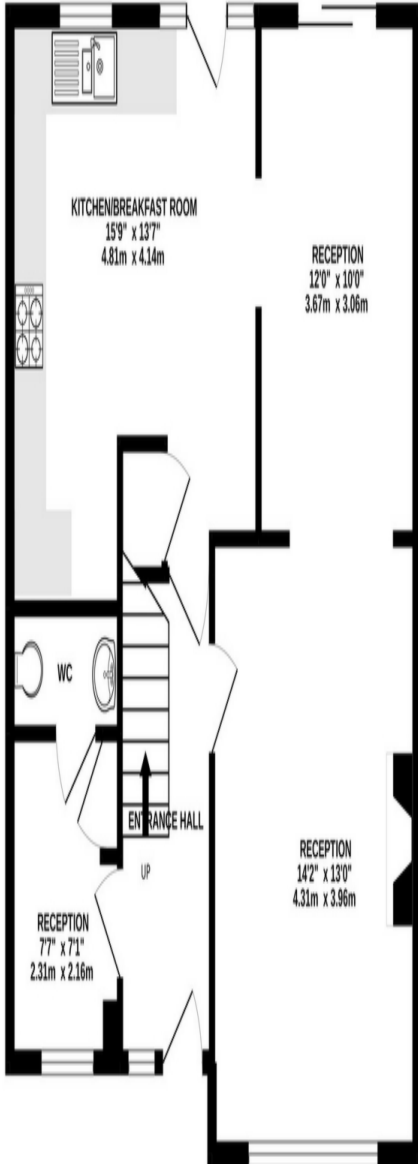


# Brookfield Crescent, Kenton, HA3

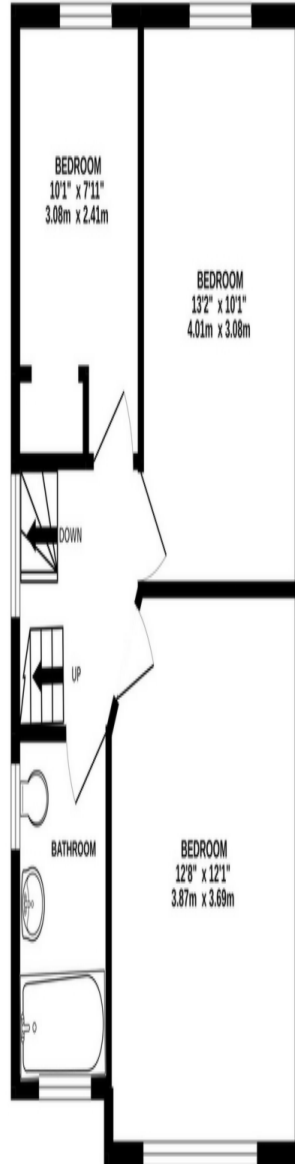


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

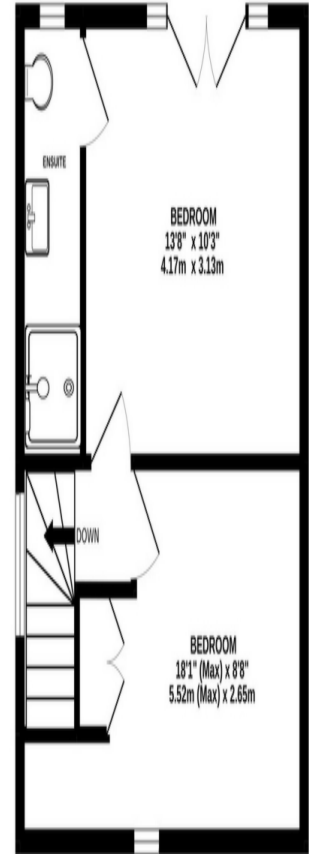
**GROUND FLOOR**  
641 sq.ft. (59.5 sq.m.) approx.



**1ST FLOOR**  
462 sq.ft. (42.9 sq.m.) approx.



**2ND FLOOR**  
341 sq.ft. (31.7 sq.m.) approx.

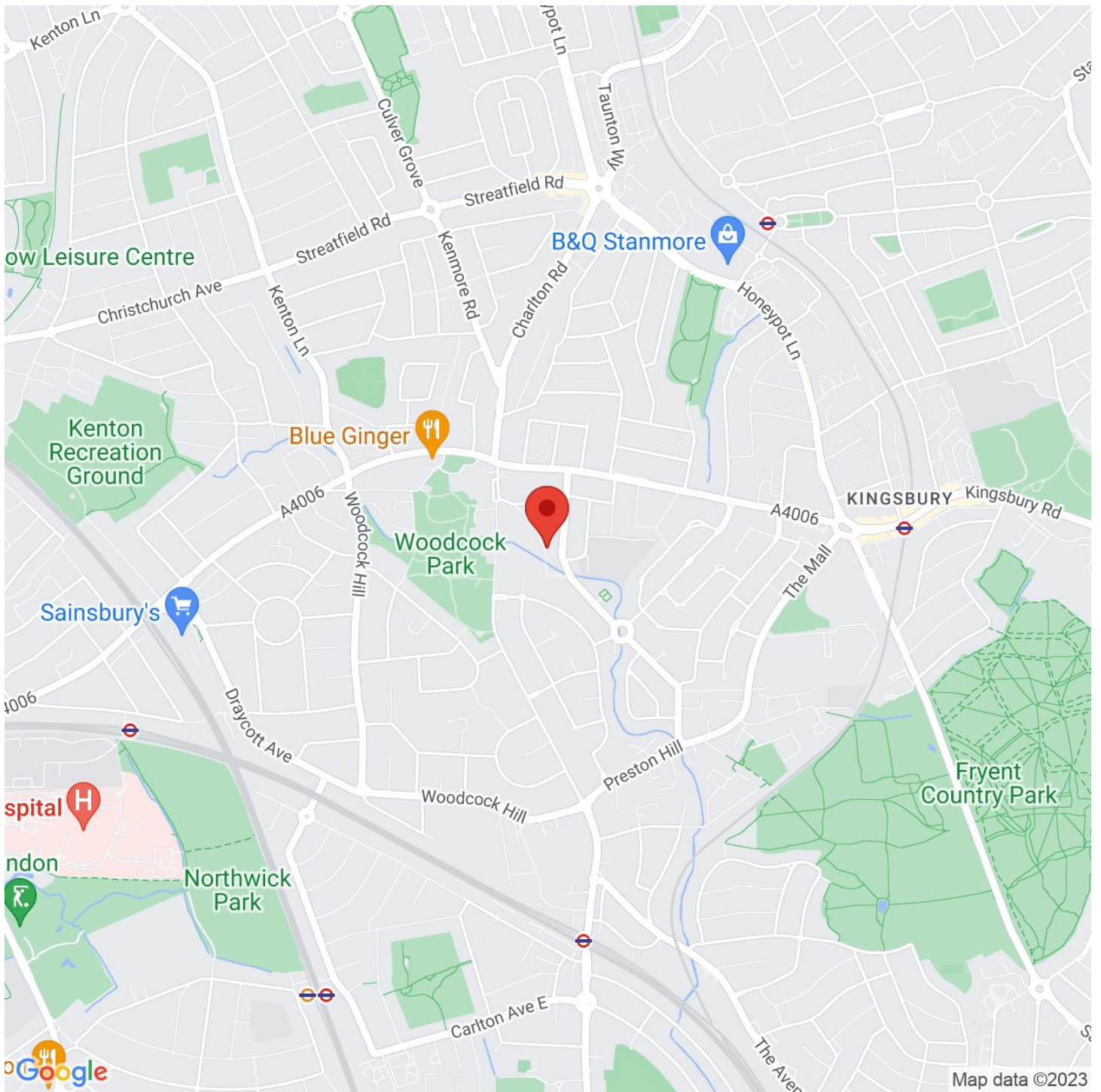


**BROOKFIELD CRESCENT, KENTON, HA3 0UT**

**TOTAL FLOOR AREA : 1444 sq.ft. (134.1 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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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.