



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£669,000

Kingshill Avenue, Kenton, HA3



- THREE BEDROOM SEMI-DETACHED
- TWO RECEPTION ROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- SCOPE TO EXTEND SUBJECT TO P/P
- 120' SOUTH FACING REAR GARDEN
- POPULAR RESIDENTIAL ROAD
- GARAGE OWN DRIVE
- VACANT POSSESSION
- KEYS IN OFFICE

We are delighted to offer for sale this spacious three bedroom family house with garage and own drive situated on this popular residential road in Kenton close to all amenities.

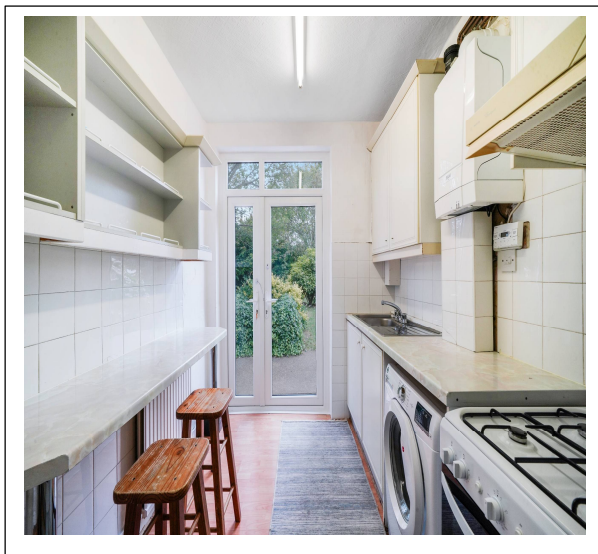
There is ample scope to extend further subject to planning permission.

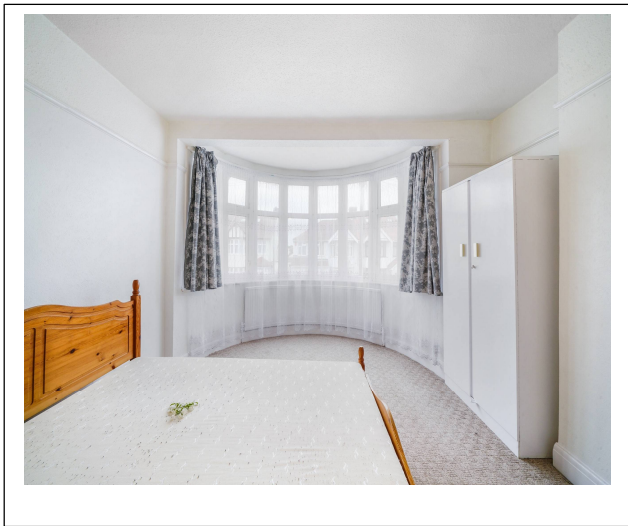
Benefits include: gas central heating, double glazed windows, two reception rooms, bathroom separate WC, fitted kitchen, approx. 120' south facing rear garden, garage own drive.

The property is situated close to excellent schools and transport links.

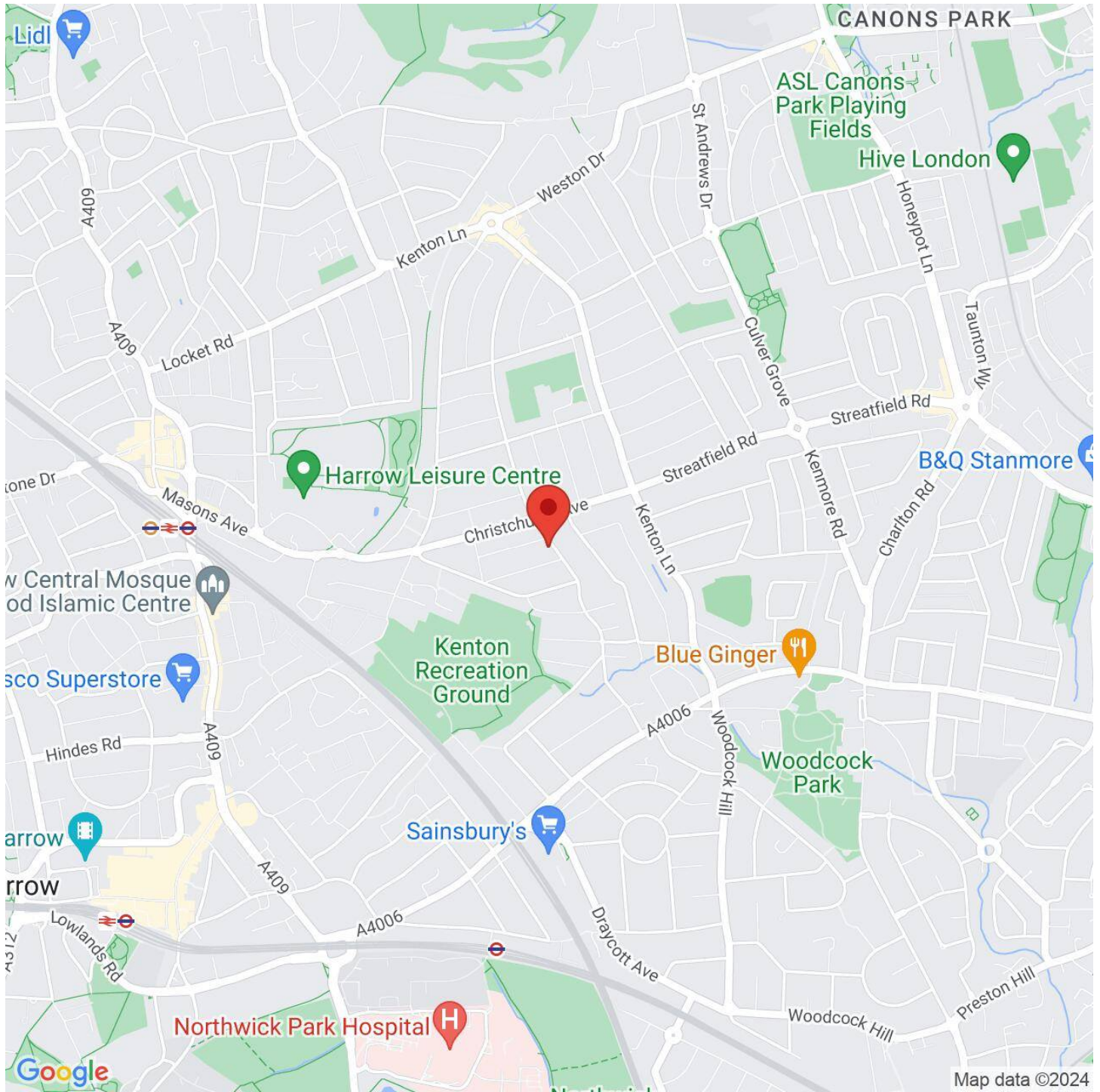
Chain Free

Kingshill Avenue, Kenton, HA3





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		64	85
England, Scotland & Wales		EU Directive 2002/91/EC	



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.

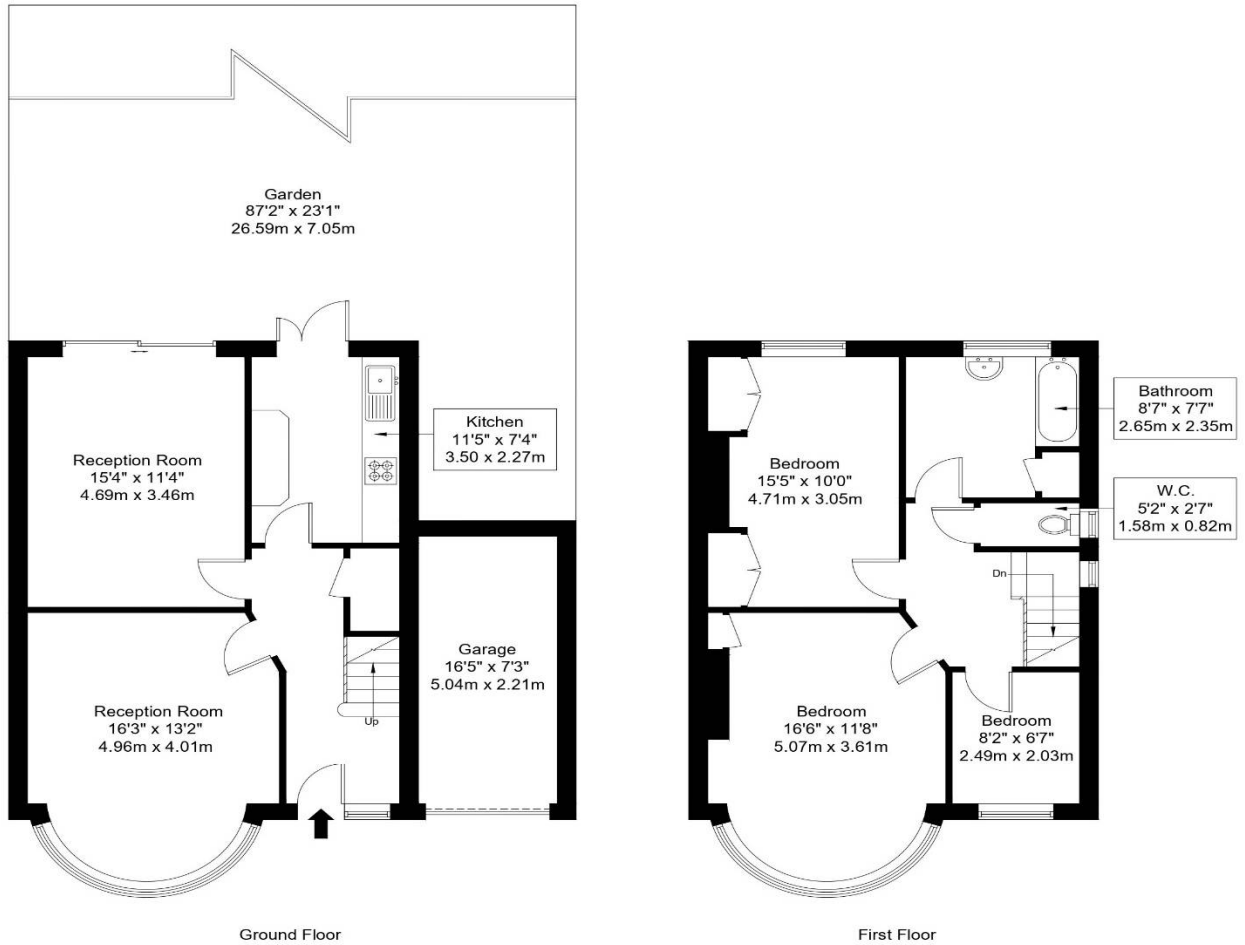
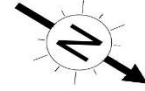
Written quotations available on request. All loans secured on property. Life assurance is usually required.

Kingshill Avenue, HA3 8LB

Approx Gross Internal Area = 119.49 sq m / 1286 sq ft

Garden = 214.36 sq m / 2307 sq ft

Total = 333.85 sq m / 3594 sq ft



Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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