



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£590,000

Kingshill Avenue, Kenton, HA3



- THREE BEDROOM SEMI-DETACHED HOUSE
- GAS CENTRAL HEATING
- IN NEED OF COMPLETE MODERNISATION
- HUGE SCOPE TO EXTEND/DEVELOP SUBJECT TO P/P
- GARAGE OWN DRIVE
- POPULAR RESIDENTIAL ROAD
- APPROX 70` REAR GARDEN
- THROUGH LOUNGE

We are pleased to offer for sale this spacious three bedroom semi-detached family house with garage and own drive situated on this popular residential road. The property is situated close to good schools and all local amenities. In need of complete modernisation throughout. There is huge scope to extend/develop subject to planning permission.

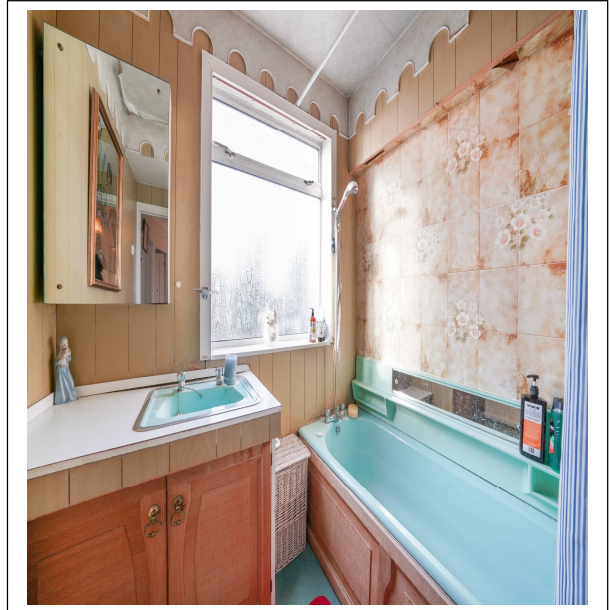
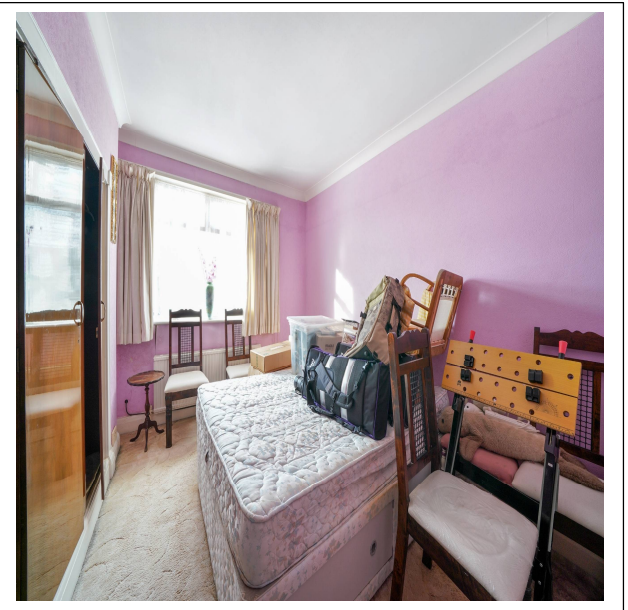
Benefits include: gas central heating, two double bedrooms, one single bedroom, bathroom with separate WC, fitted kitchen, Through lounge, garage own drive, approx 70` rear garden.

There is ample scope to extend subject to planning permission.


Call us now to arrange a viewing 020 8907 2525.

Kingshill Avenue, Kenton, HA3







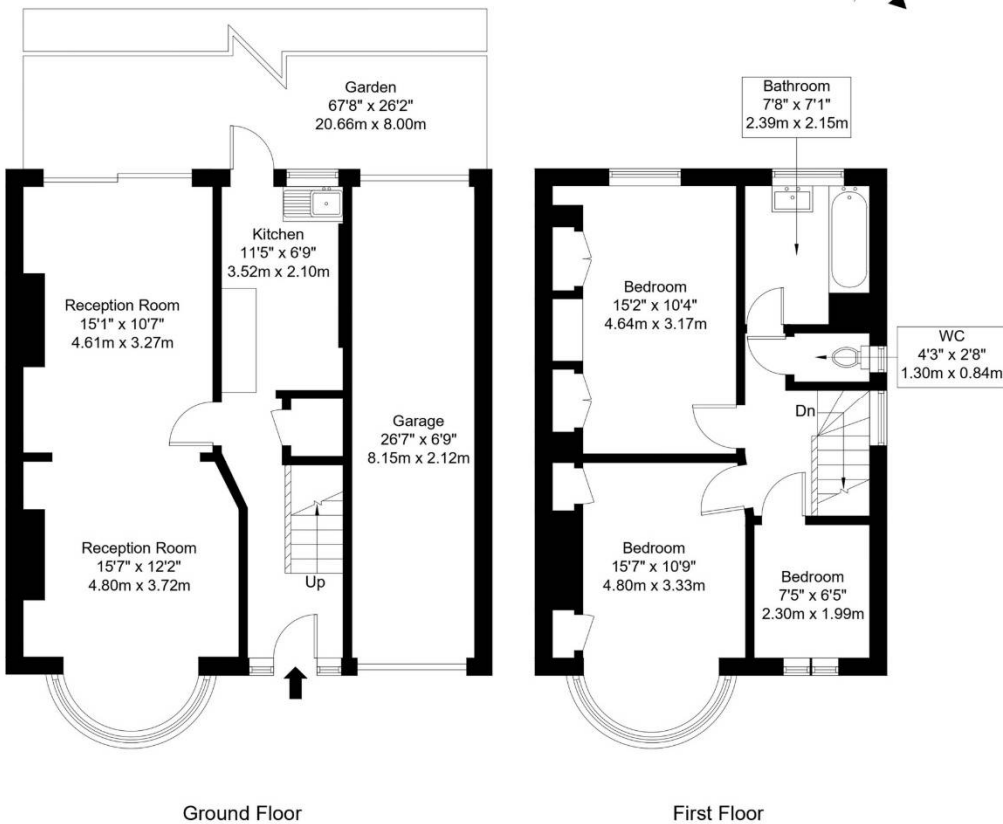
Energy Efficiency Rating		
	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	61	87
England, Scotland & Wales		EU Directive 2002/91/EC 

Kingshill Avenue, HA3 8LB

Approx Gross Internal Area = 115.92 sq m / 1247 sq ft

Garden = 165.28 sq m / 1779 sq ft

Total = 281.2 sq m / 3026 sq ft

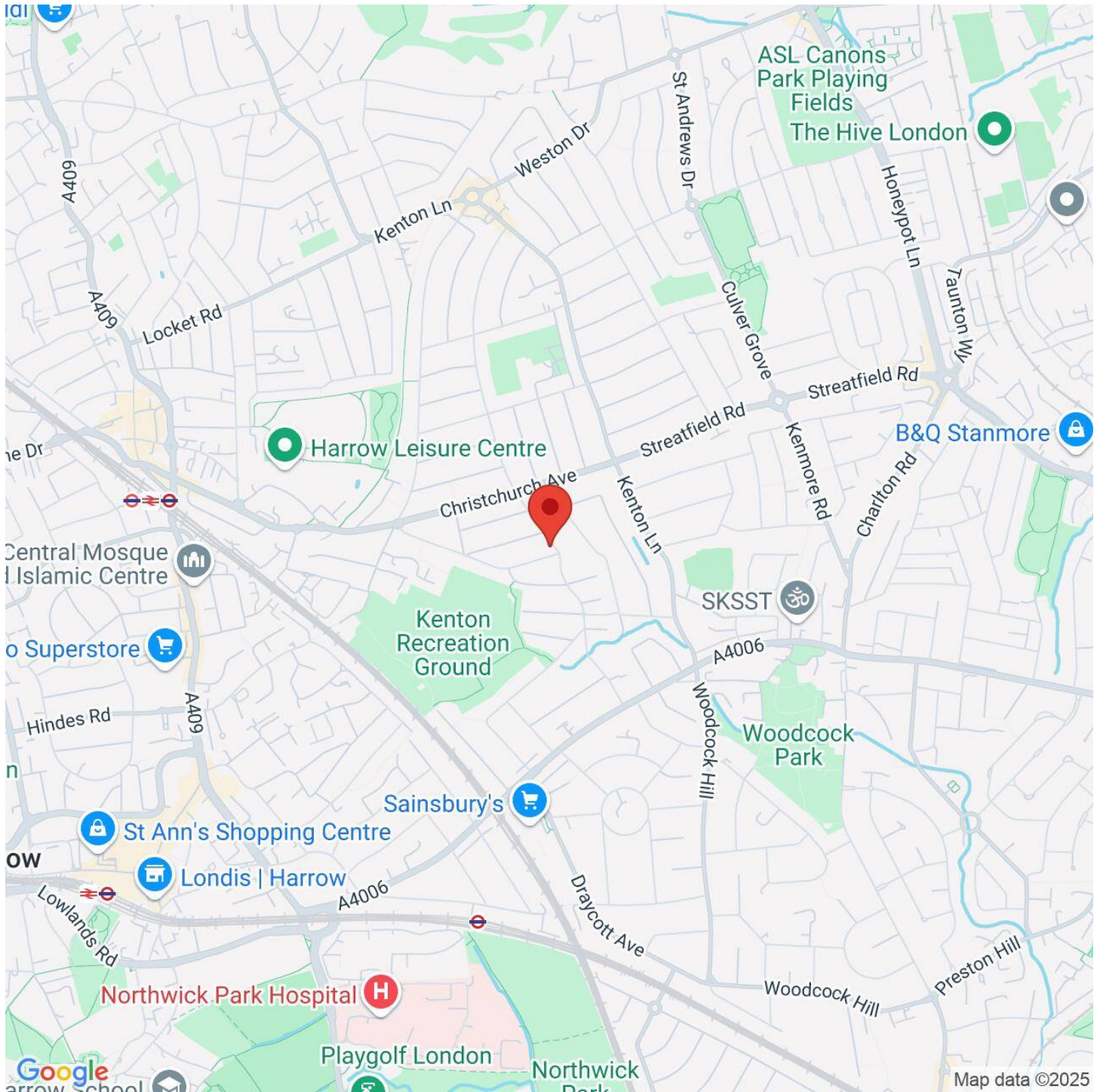


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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence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

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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.