



# Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

## £1,100,000

## Bulmer Gardens, Kenton, HA3



- FOUR DOUBLE BED DETACHED HOUSE
- THREE BATHROOMS
- STUNNING OPEN-PLAN LIVING ROOM/KITCHEN
- STUDY
- OUTBUILDING WITH ELECTRIC
- BI-FOLDING DOORS LEADING TO THE GARDEN
- UTILITY ROOM
- FULLY REFURBISHED TO A HIGH STANDARD
- VIDEO ENTRYPHONE
- CCTV

Allan Howard & Co are delighted to offer for sale as the Vendors Sole Agent this stunning extended 4 double bed 3 bath detached family house situated in a sought-after cul-de-sac location in the Mount Stewart catchment area. Step into this exceptional 4 double bedroom house which has been meticulously extended and designed to redefine modern living. This fully refurbished property blends cutting-edge technology with elegant design and practicality. The open-plan living room and kitchen provide the perfect setting for relaxation and entertaining. There is an outbuilding with electric at the rear of the garden which can be used as a gym, children playroom or an office.

Benefits include: gas central heating, double glazed windows, Bi-folding doors leading to the garden, utility room, video-entry phone, CCTV , built in wine chiller in the kitchen, built in breakfast bar, air conditioning in the 3 first floor bedrooms, study , approx 701 rear garden, 3 double

bedrooms with fitted wardrobes on the first floor (1 bed with en-suite bathroom), 1 double bedroom on the ground floor with en-suite bathroom, family bathroom, water softener , approx 70` rear garden, own drive with parking for 3 cars.

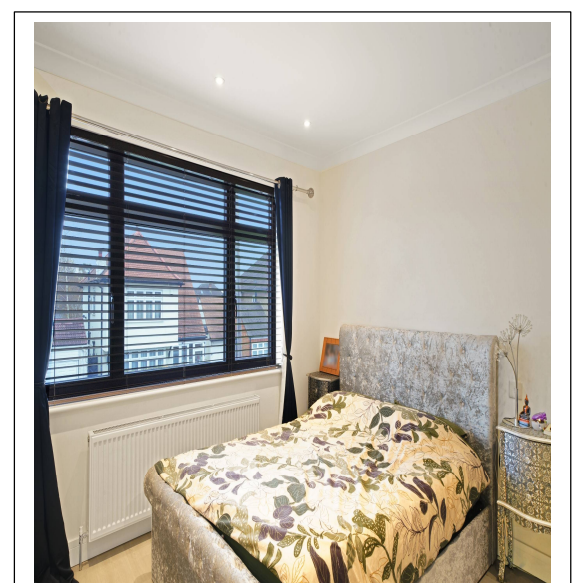
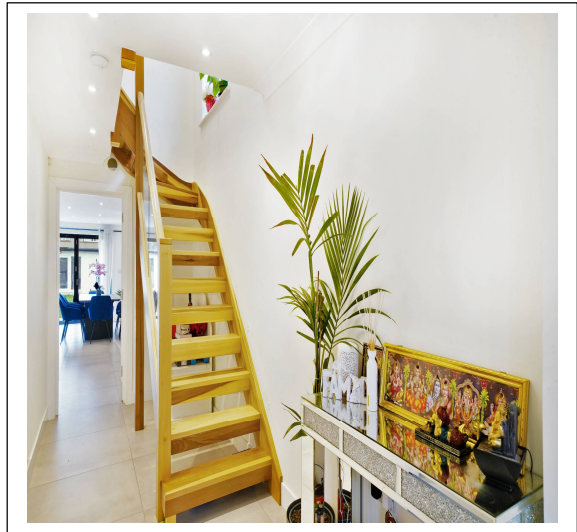
The property is situated within the highly sought after Mount Stewart catchment area, making it an excellent choice for families prioritising education. Additionally, the location offers the convenience of being a short walk from the popular Woodcock Park and Preston Road station ( MET LINE) ensuring easy access to central London and beyond.

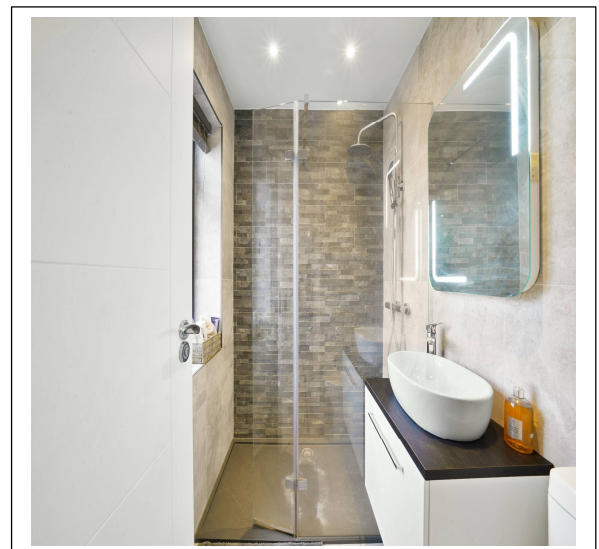
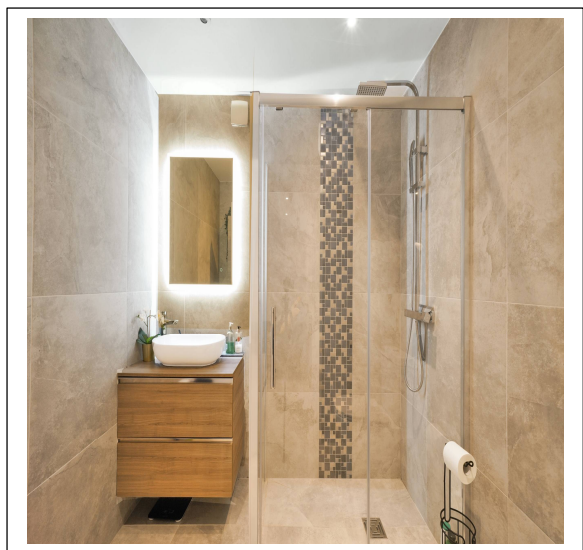
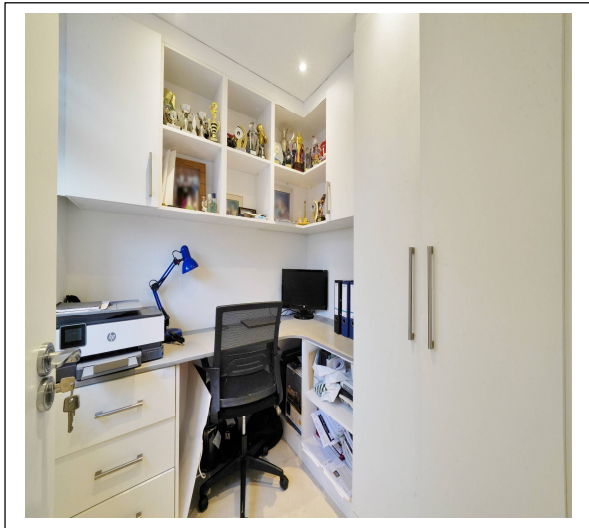
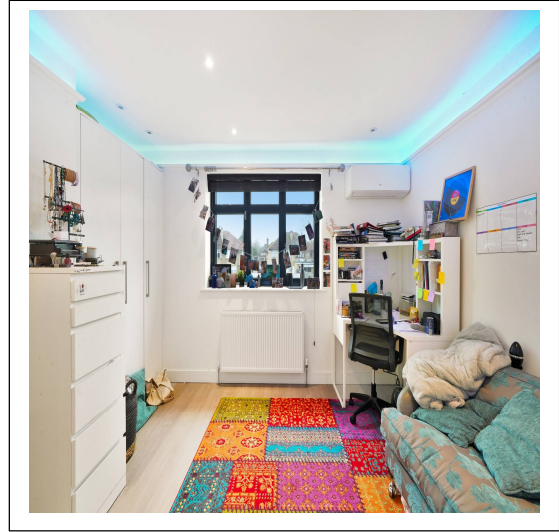
This luxurious family home is not only a sanctuary of comfort but also a wonderful opportunity to enjoy the vibrant community of Kenton.

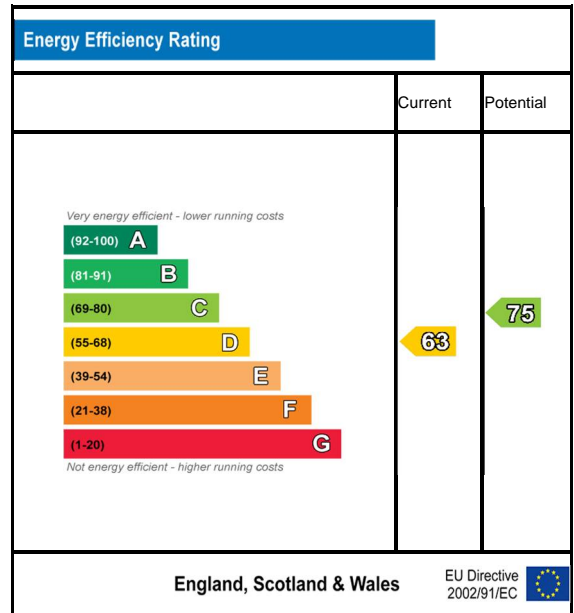
If you are looking for a truly outstanding property an internal viewing is fully recommended to fully appreciate this incredible family home.

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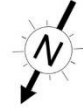


# Bulmer Gardens, HA3 0PA

Approx Gross Internal Area = 173.51 sq m / 1868 sq ft

Shed = 23.53 sq m / 253 sq ft

Total = 197.04 sq m / 2121 sq ft

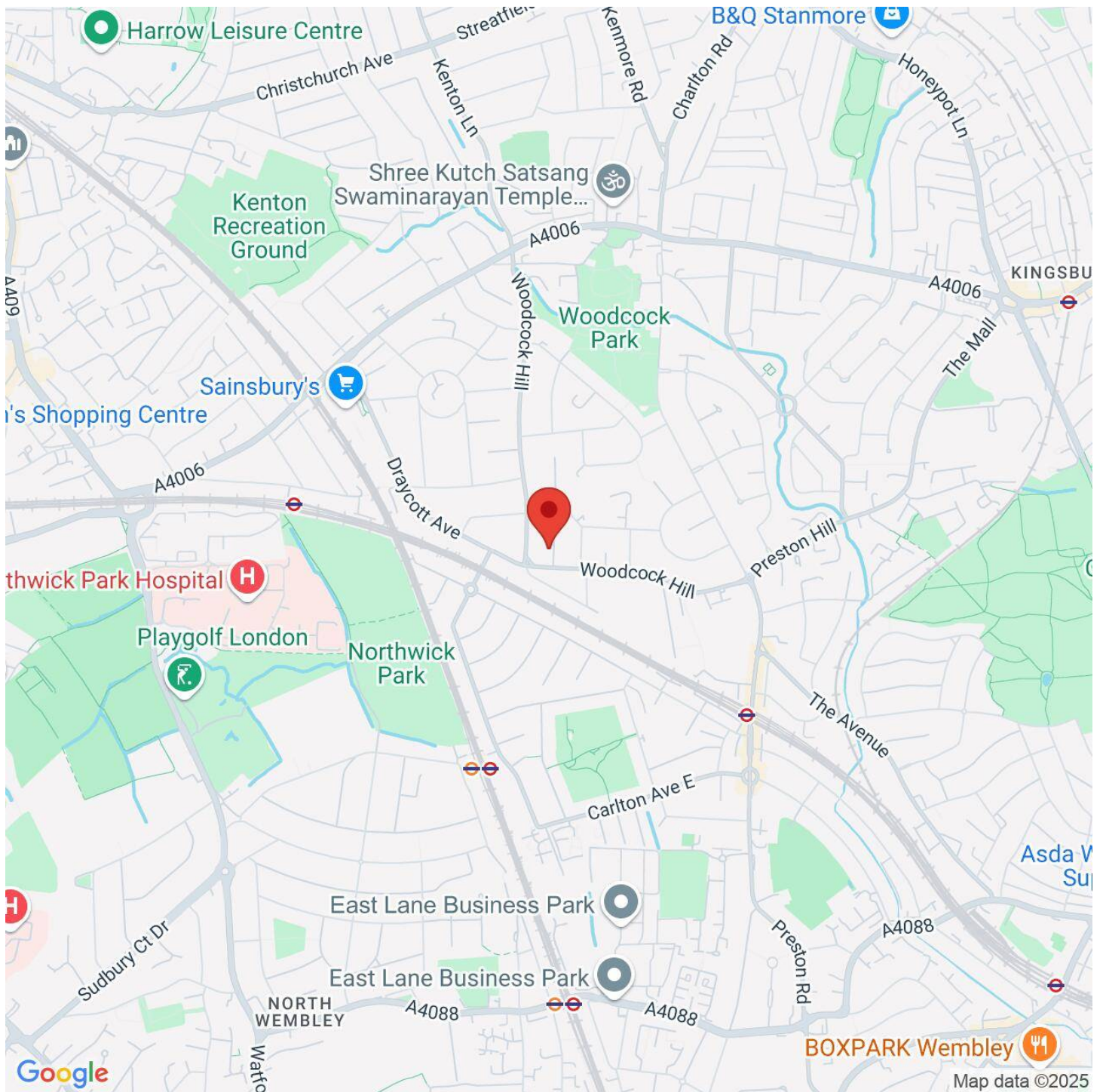


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Copyright **BLEU PLAN**

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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**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.