



# Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

## £995,000

### Kenton Road, Kenton, HA3



- EIGHT BEDROOM DETACHED HOUSE
- THREE BATHROOMS
- FANTASTIC DEVELOPMENT OPPORTUNITY
- COULD BE RE-CONFIGURED INTO FLATS OR TWO HOUSES
- DOUBLE GARAGE
- VERY LARGE GARDEN
- CLOSE TO TRANSPORT LINKS
- POPULAR KENTON ROAD LOCATION
- VACANT POSSESSION
- GAS CENTRAL HEATING

AMAZING DEVELOPMENT OPPORTUNITY!!!! We are pleased to offer for sale as the Vendors sole agent this massive 8-bedroom, 3 bathroom detached house situated on the popular Kenton Road close to all local amenities.

This property has huge scope to be re-configured into several flats or the possibility of building 2 houses subject to planning permission. A property with this much potential rarely comes to the market and an early viewing is strongly recommended.

The property is currently arranged over 3 floors and has a very large garden and a double garage with own drive.

The property is situated a short walk from Kenton and Northwick Park stations as well as the numerous restaurants and cafes Kenton has to offer. Sainsburys supermarket is also a short walk away.

THIS IS A FANTASTIC DEVELOPMENT PROJECT FOR SOMEONE TO TAKE ON.



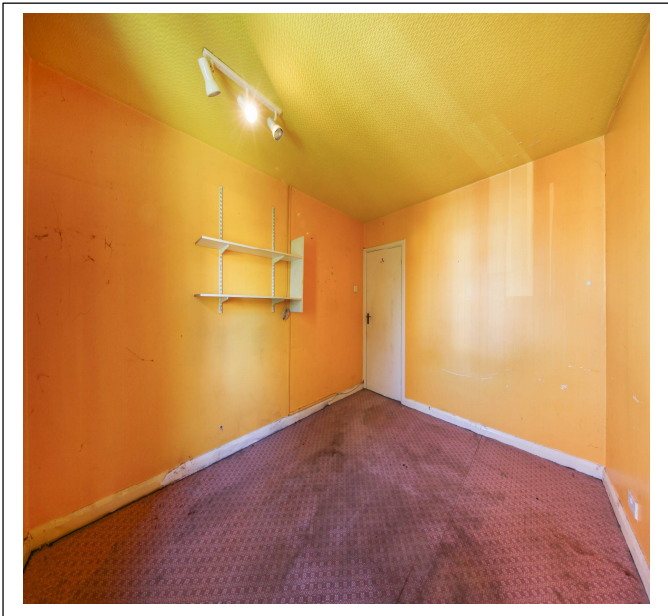
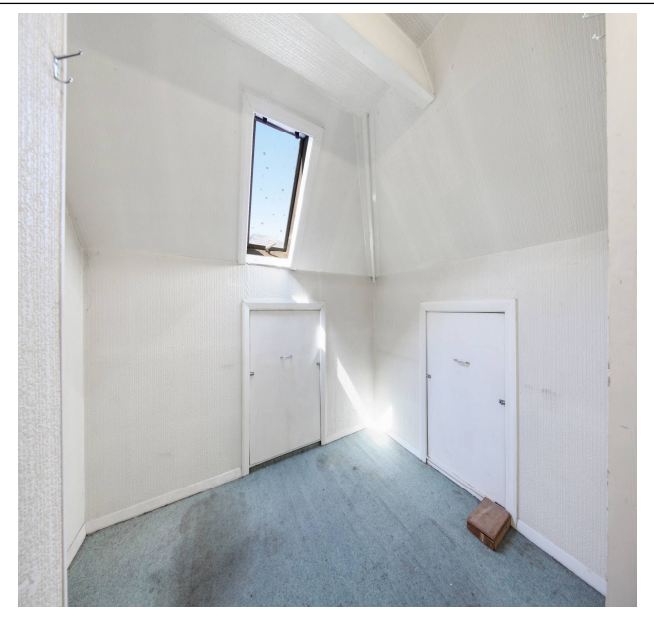
# 251, Kenton Road, Kenton, HA3

















# Kenton Road, HA3 0HQ

Approx Gross Internal Area = 299.16 sq m / 3220 sq ft

RHH / Eaves Storage = 74.26 sq m / 799 sq ft

Sheds = 8.2 sq m / 88 sq ft

Total = 381.62 sq m / 4107 sq ft



= Reduced Headroom Below 1.5m / 5'0



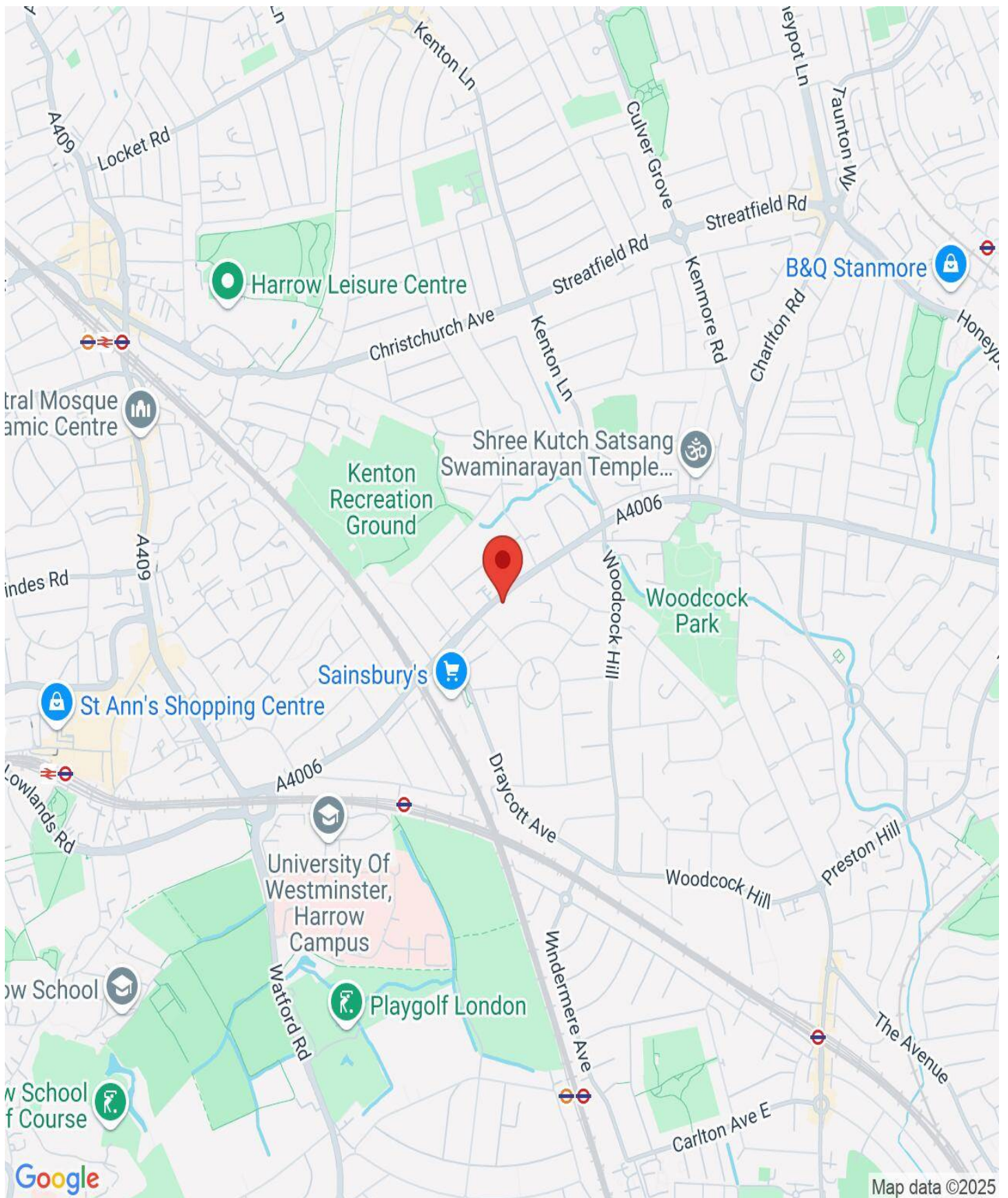
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**BLEU  
PLAN**

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.