



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£799,950

Dorchester Way, Kenton, HA3



- EXTENDED FIVE BEDROOM SEMI-DETACHED FAMILY HOUSE
- TWO BATHROOMS
- EXCELLENT DECORATIVE ORDER THROUGHOUT
- CARRIAGE DRIVEWAY WITH PARKING FOR SEVERAL CARS
- GAS CENTRAL HEATING
- FOUR DOUBLE BEDROOMS AND ONE SINGLE BEDROOM
- STUNNING FITTED KITCHEN
- DOUBLE GLAZED WINDOWS
- LARGE REAR GARDEN
- SOUGHT AFTER ROAD ON THE LINDSAY DRIVE ESTATE

Allan Howard & Co are delighted to offer for sale this attractive and extended Five bedroom, two bathroom semi-detached family house situated on the sought after Lindsay Drive Estate.

This well maintained property boasts a welcoming entrance hall, spacious through lounge, modern fully fitted kitchen, downstairs double bedroom with en-suite shower room and a carriage driveway.

The first floor features 3 double bedrooms, 1 single bedroom and a family bathroom with a separate shower cubicle.

Externally the large rear garden is mainly laid to lawn. The front has a carriage driveway with parking for several cars. The property is double glazed and has gas central heating.

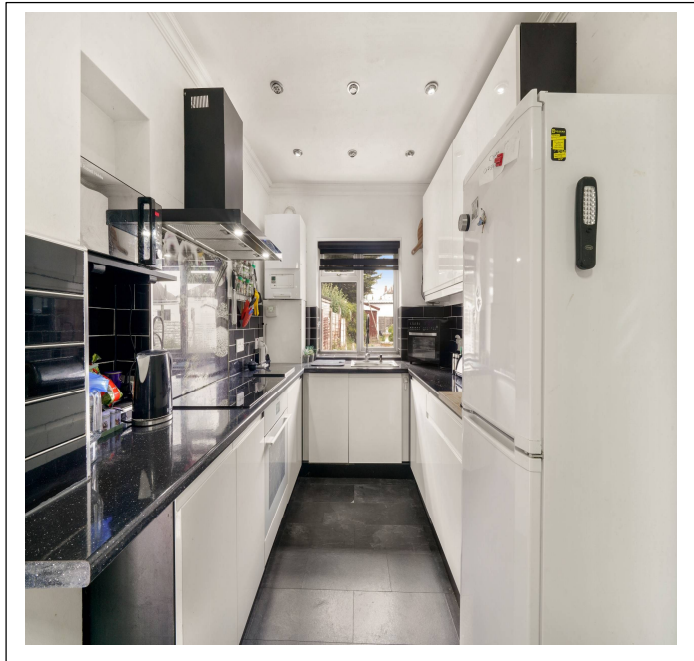
Situated close to excellent schools and all local amenities as well as a short walk to Kingsbury station. (Jubilee line) or Preston Road station. (Met line)

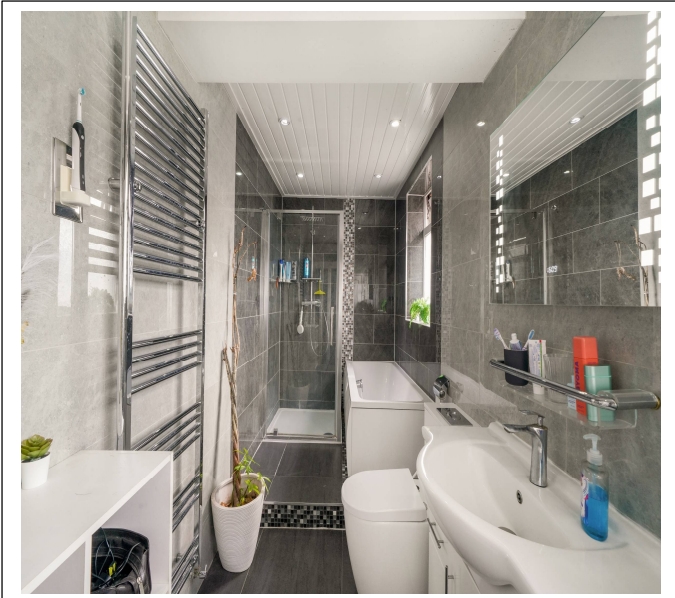
This extended home is ideal for families looking to live on a sought-after road.

Early viewing is strongly recommended.

Dorchester Way, Kenton, HA3







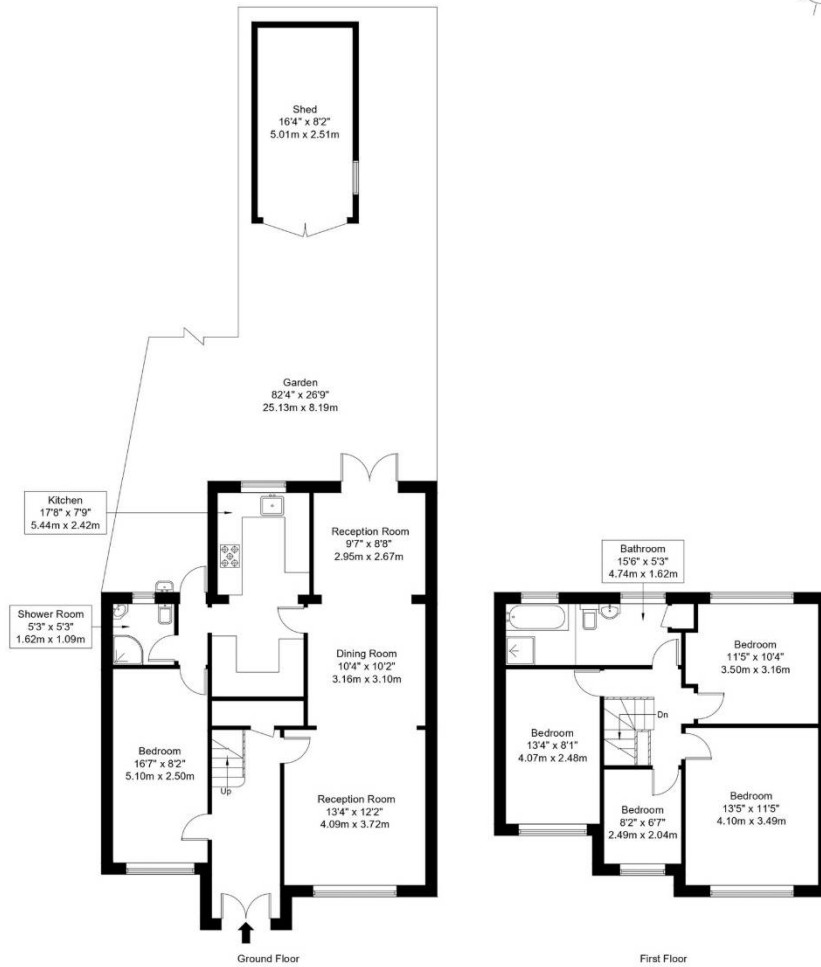
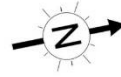
Energy Efficiency Rating		
	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	70	83
<p>England, Scotland & Wales</p> <p>EU Directive 2002/91/EC</p>		

Dorchester Way, HA3 9RQ

Approx Gross Internal Area = 132.31 sq m / 1424 sq ft

Shed = 12.55 sq m / 135 sq ft

Total = 144.86 sq m / 1559 sq ft



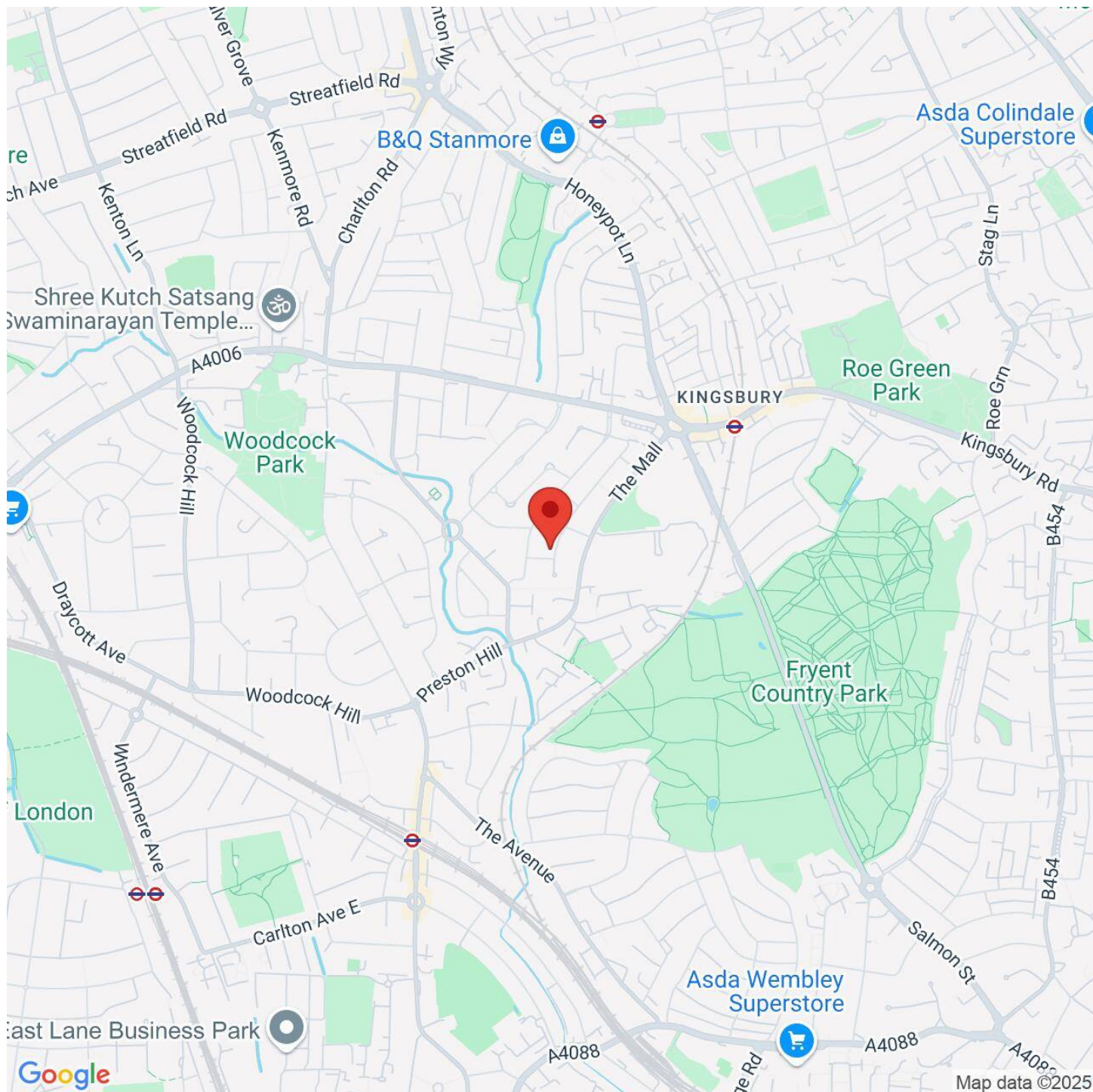
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**BLEU
PLAN**

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.

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 WHATEVER 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.