



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£659,950

Alicia Gardens, Kenton, HA3



- THREE BEDROOM SEMI-DETACHED FAMILY HOUSE
- SCOPE TO EXTEND SUBJECT TO PLANNING PERMISSION
- UTILITY ROOM
- GUEST WC
- LARGE REAR GARDEN
- DOUBLE GLAZED WINDOWS
- TWO RECEPTION ROOMS
- ATTRACTIVE AND SPACIOUS
- POPULAR RESIDENTIAL ROAD
- GARAGE OWN DRIVE

Allan Howard & Co are delighted to offer for sale this attractive and spacious three bedroom semi-detached family house with garage and own drive situated on this very popular residential road in Kenton close to all local amenities.

The property has ample scope to extend further subject to planning permission.

The property features a welcoming hallway, two bright and airy reception rooms, guest wc, fully fitted kitchen, utility room, and has gas central heating and double glazed windows.

The first floor has three bedrooms and a family bathroom.

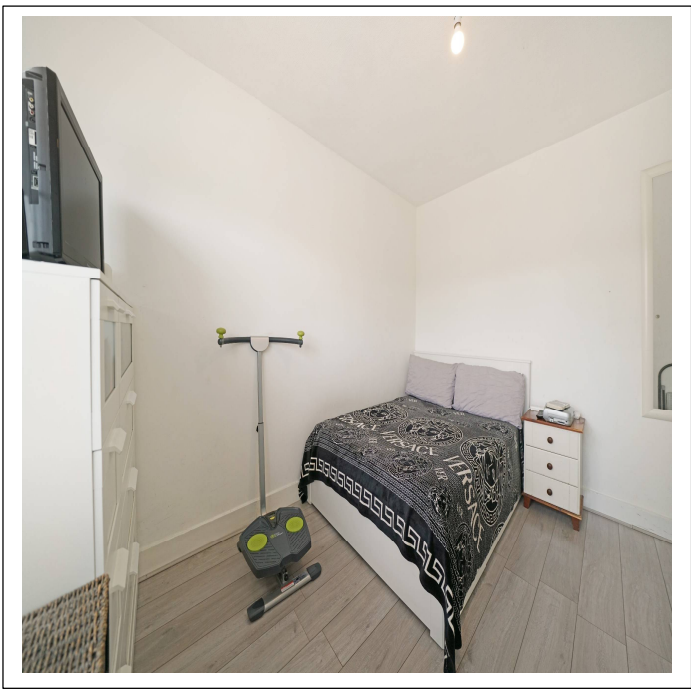
Externally there is a large rear garden.

The front benefits from off street parking with garage and own drive.

Early viewing is strongly recommended.

Alicia Gardens, Kenton, HA3

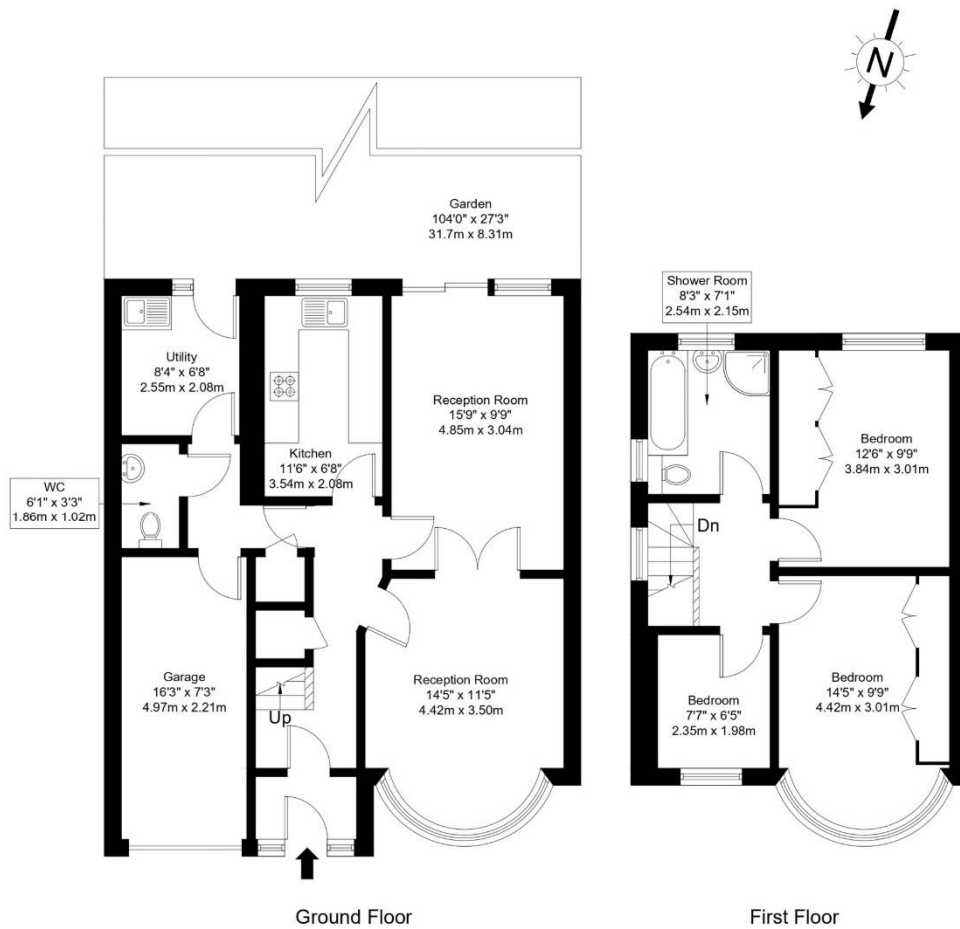






Alicia Gardens, HA3 8JD

Approx Gross Internal Area = 113.22 sq m / 1218 sq ft



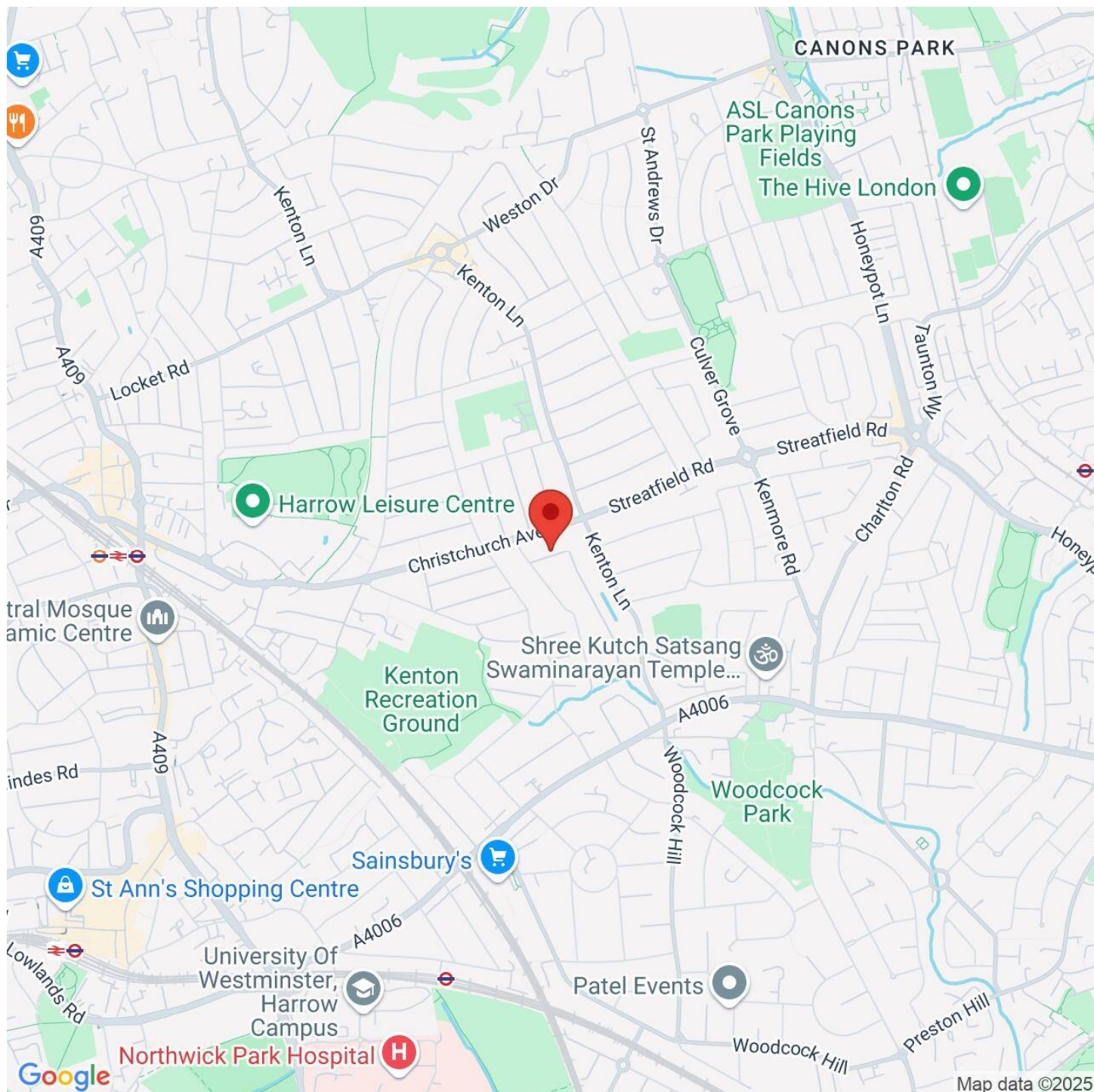
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**B L E U
P L A N**

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.