



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£605,000

Rowland Avenue, Kenton, HA3



- THREE BEDROOM HOUSE
- CONSERVATORY
- FULLY FITTED KITCHEN
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- GARAGE OWN DRIVEWAY
- BATHROOM SEPARATE WC
- CHAIN FREE
- CALL US ON 020 8907 2525 FOR A VIEWING

Allan Howard & Co are delighted to offer for sale this superb and extended three bedroom semi-detached house with garage and own driveway, situated on a pleasant and popular residential road in Kenton.

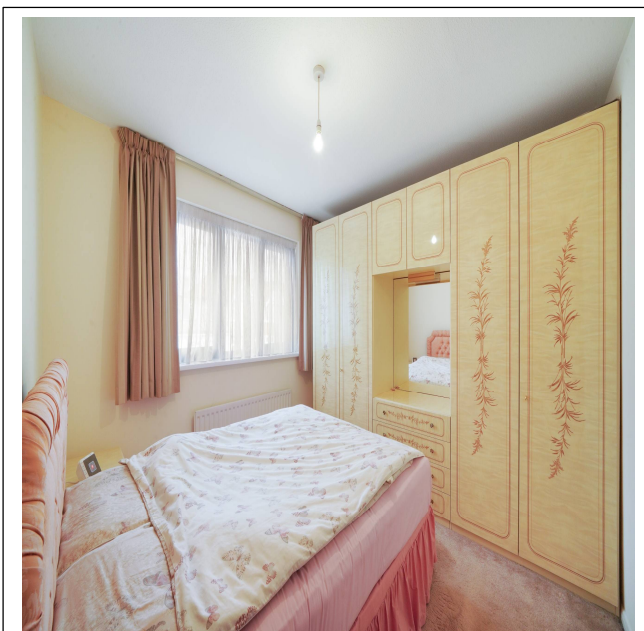
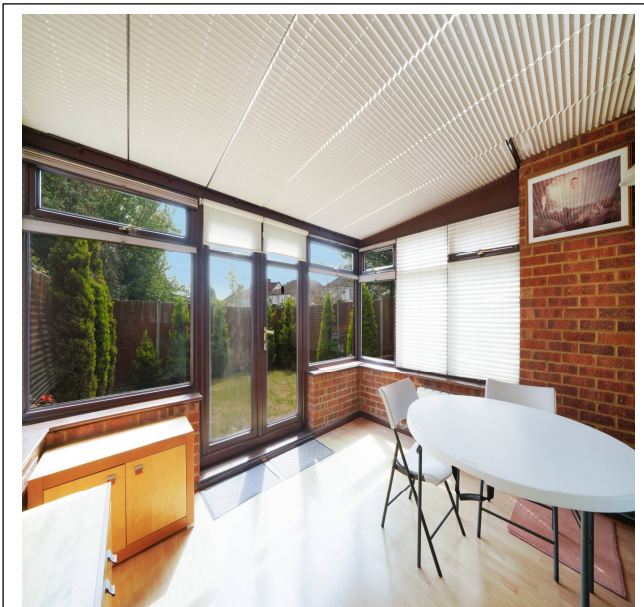
The property benefits from a fully fitted kitchen, 3 bedrooms, gas central heating, double glazed windows, bathroom with separate wc, conservatory, good size rear garden.

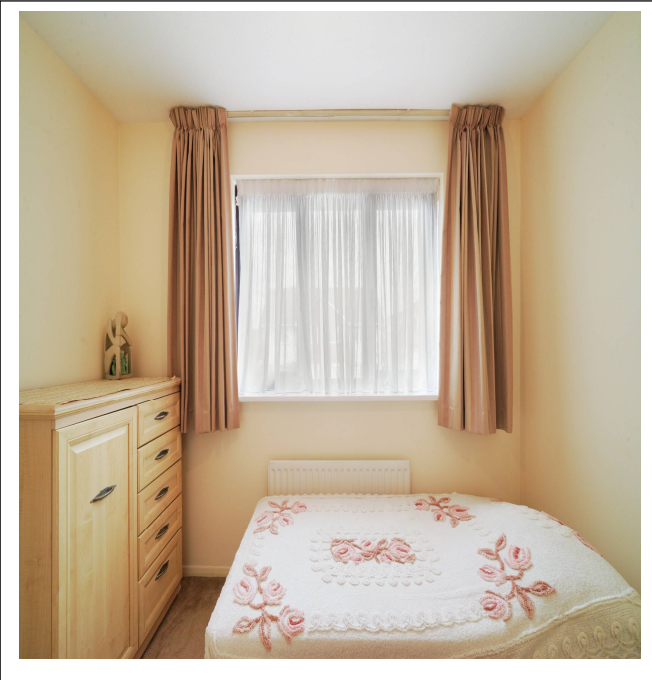
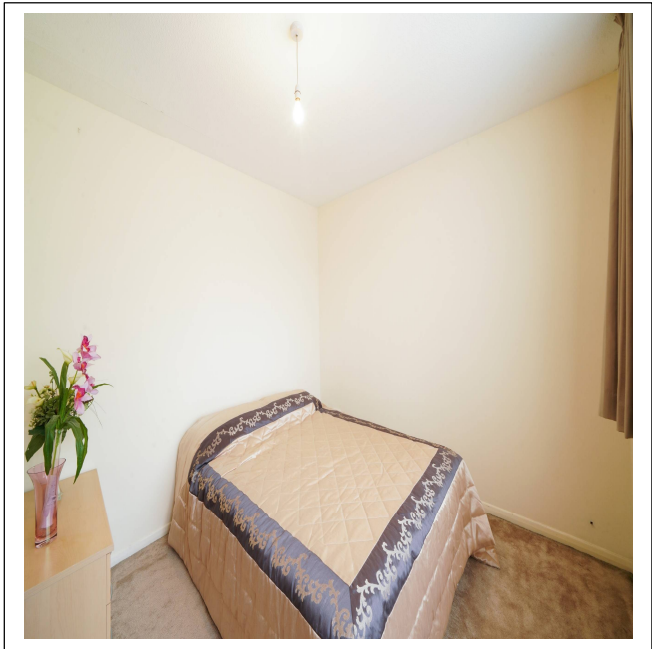
This exceptional layout offers both comfort and convenience with the emphasis on space and modern living. Externally there is a garage with own driveway.

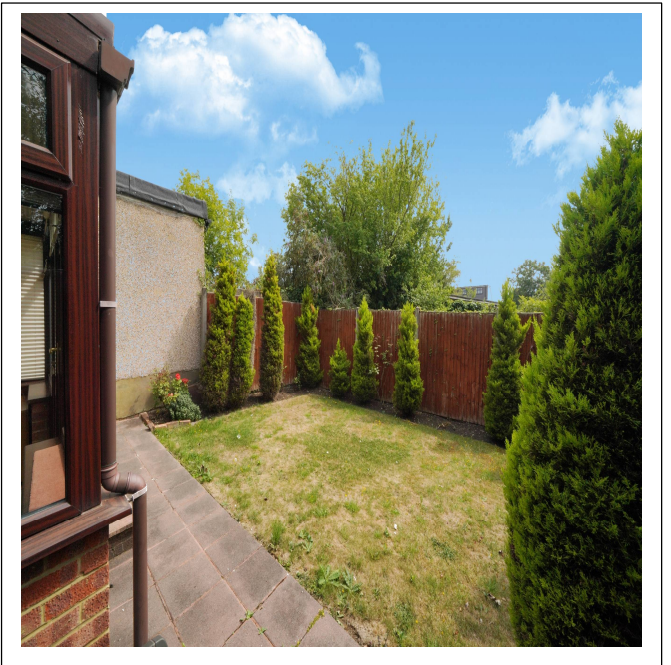
The property is situated close to excellent schools and all local amenities.

Early viewing is strongly recommended.

Rowland Avenue, Kenton, HA3





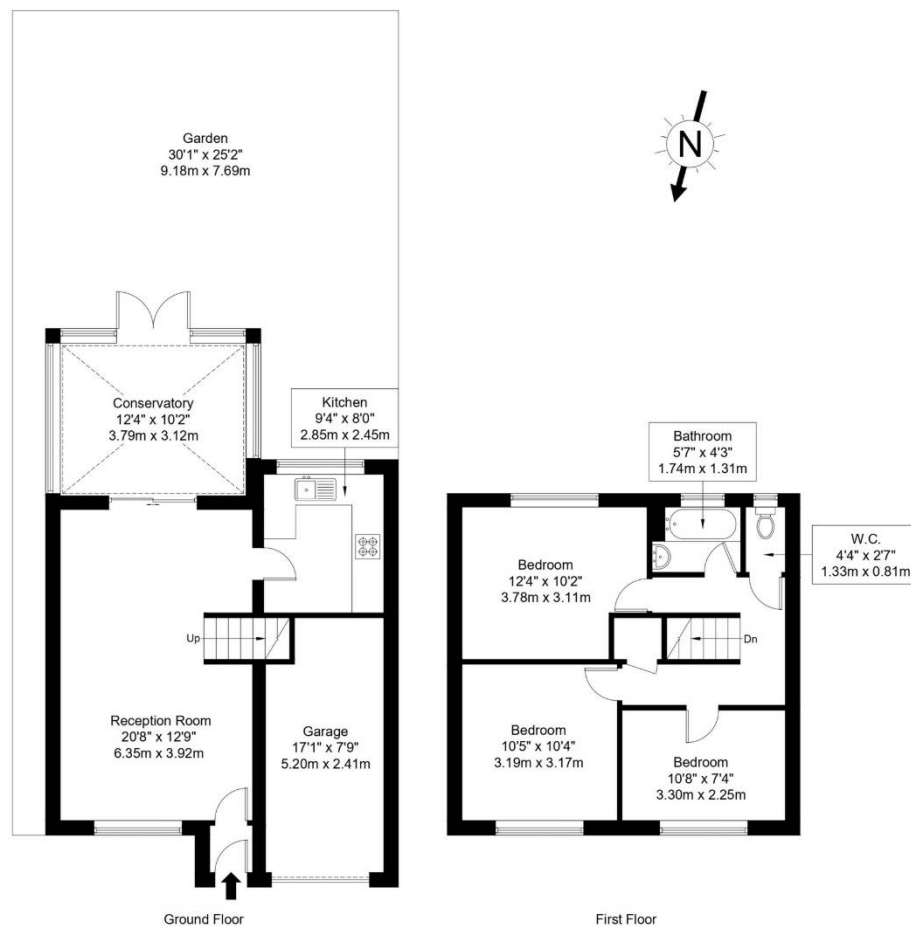


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	61	78
England, Scotland & Wales		
EU Directive 2002/91/EC		

Rowland Avenue, HA3 9AF

Approx Gross Internal Area = 102.95 sq m / 1108 sq ft



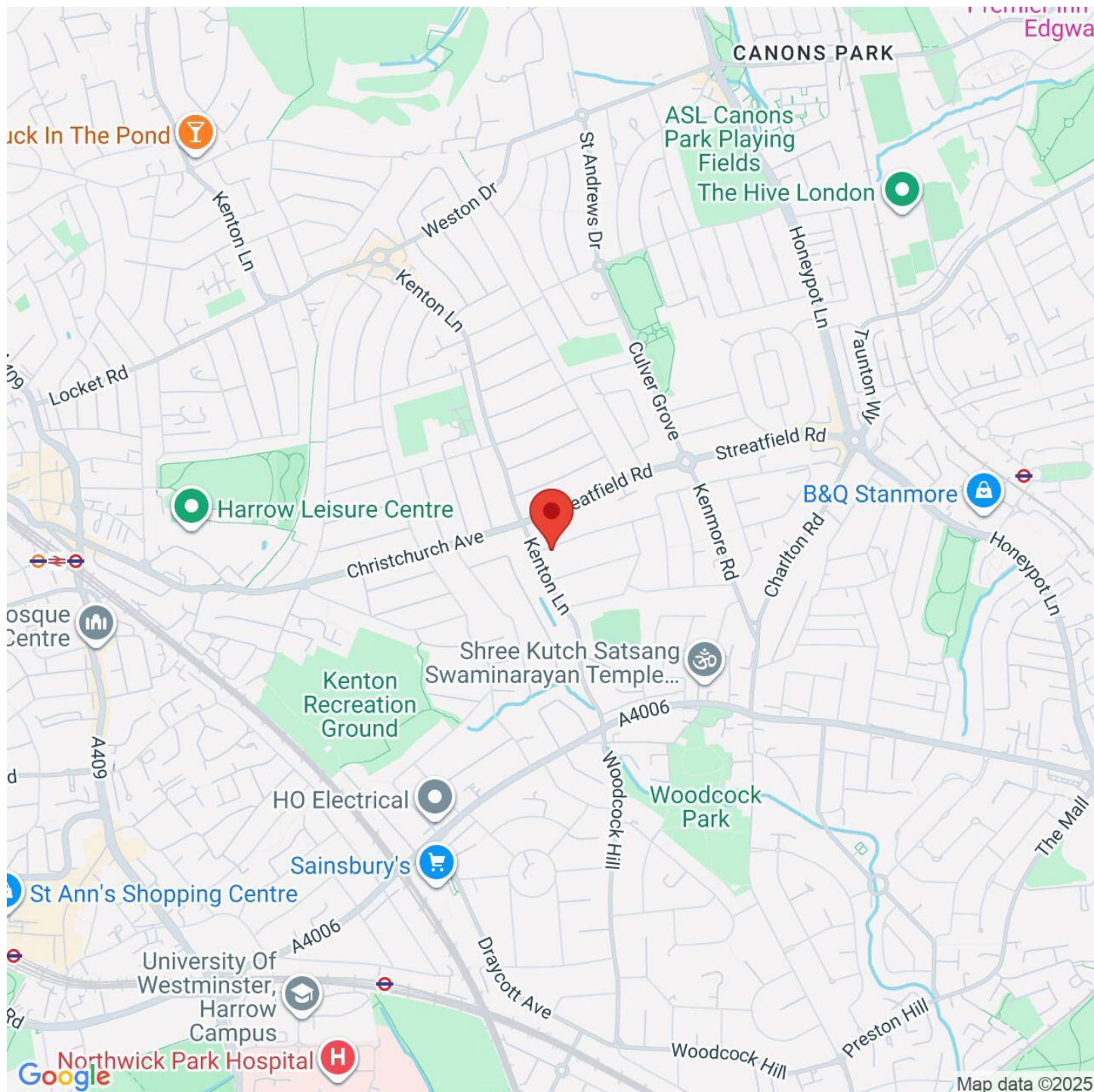
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**BLEU
PLAN**

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.