



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£950,000

Draycott Avenue, Kenton, HA3



- FOUR DOUBLE BED
- SEMI-DETACHED
- FAMILY HOUSE
- STUNNING OPEN PLAN KITCHEN/RECEPTION ROOM
- STUDY/BEDROOM 5
- UTILITY ROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- OUTBUILDING
- OWN DRIVE WITH PARKING FOR 2-3 CARS
- GOOD SIZE REAR GARDEN
- TWO BATHROOMS

Allan Howard & co are delighted to offer for sale this extended and beautifully maintained four bedroom , two bathroom semi-detached family home situated on this popular and sought after residential road in Kenton.

Well-presented and neatly maintained throughout, this spacious property offers flexible living accommodation perfectly suited for the modern family.

The ground floor features a welcoming entrance hallway , a superb open plan kitchen/living area with bi-folding doors leading to the garden, bedroom four, shower room , utility room. Completing the ground floor is a thoughtfully converted garage which is currently being used as a study but could be a 5th bedroom or another reception room.

On the first floor there are three well-proportioned bedrooms along with a family bathroom.

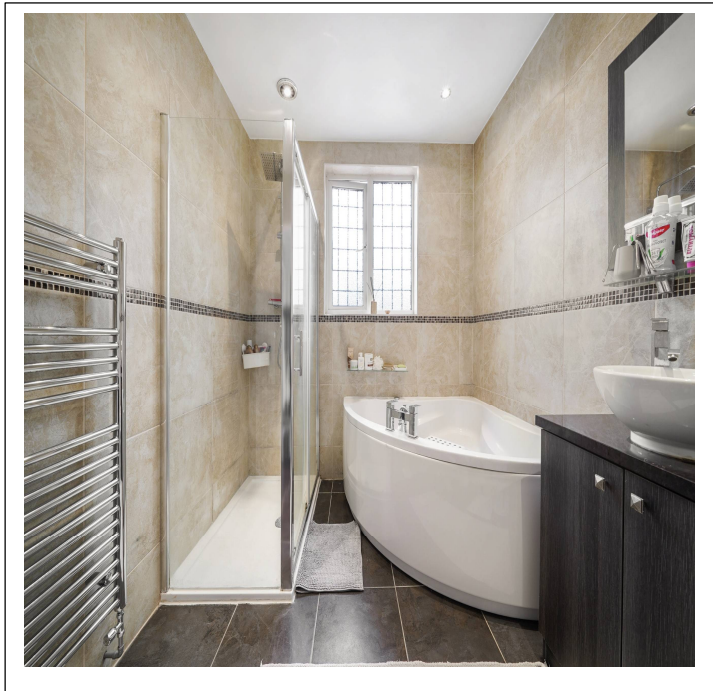
Externally the property offers an own driveway with parking for 2-3 cars, a good size rear garden and an outbuilding, ideal for storage or use as a home gym or office.

Conveniently located just off Kenton Road, the property provides easy access to transport links including Kenton (Bakerloo line) and Northwick Park (Met line) stations. local shops, restaurants, places of worship, parks and a selection of highly regarded schools.

Early viewing is strongly recommended to fully appreciate the space, comfort and versatility this property has to offer.

Draycott Avenue, Kenton, HA3







	Current	Potential
Energy Efficiency Rating 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	70	81
England, Scotland & Wales		
EU Directive 2002/91/EC		

Draycott Avenue, HA3 0BY

Approx Gross Internal Area = 161.4 sq m / 1737 sq ft

Shed = 23.8 sq m / 256 sq ft

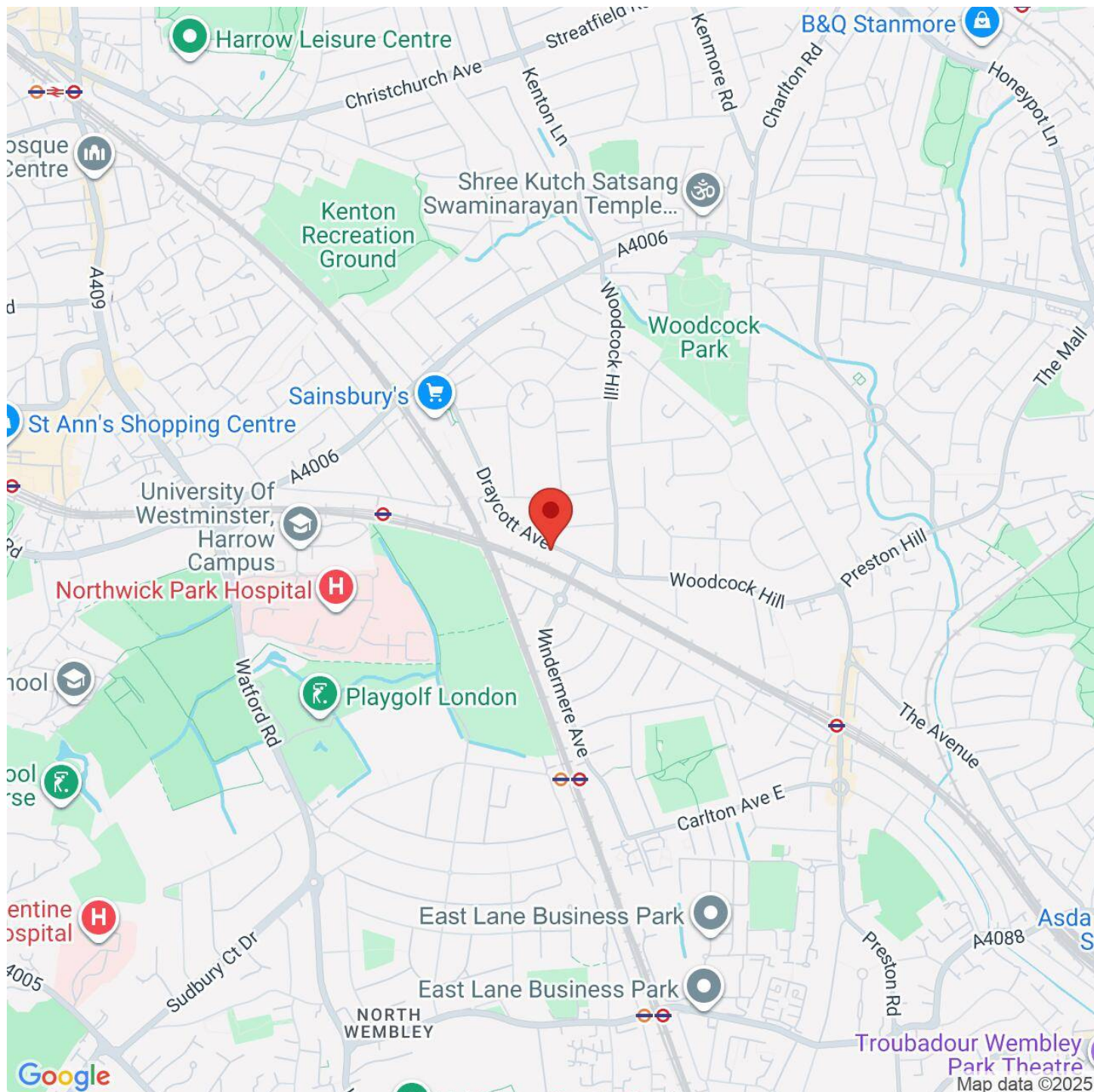
Total = 185.2 sq m / 1993 sq ft



Ref :

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.
Copyright @ BleuPlan



VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD

134a Kenton Road, Harrow, Middlesex, HA3 8AL T: 020 8907 2525 E: kenton@allanhoward.co.uk W: www.allanhoward.co.uk

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.