



ESTATE & LETTINGS AGENTS

Dryden Road, Harrow, HA3



FOR SALE £429,950. FREEHOLD

A mid-terrace property in a picturesque tree lined street off Kenton Lane. The house boasts three-bedrooms, a spacious through lounge and dining room, a separate kitchen, bathroom / W.C., rear garden and a front paved driveway.

The property has excellent potential for upgrade with loft and a rear extension (STPP) making this an ideal purchase for an investor, or for a family.

- Three bedrooms
- Separate Fitted Kitchen
- Large 70ft (approx) Rear Garden
- Close to Bus Links
- Through Lounge & Dining Room
- Paved Front Driveway.
- Potential to extend (STPP)
- Close to Shopping Amenities & Selection of Schools.

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
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### ENTRANCE

Through wooden door leading into the hallway.

### HALLWAY

3.26m x 1.74m (10' 7" x 5' 7")

The front aspect hallway consists of laminate flooring, power points, storage cupboard under the stairs. Hallway leads to the through lounge, the kitchen, garden, and stairs to the first floor.



### THROUGH LOUNGE RECEPTION:

7.48m x 3.55m (24' 5" x 11' 6")

A bright front aspect through lounge and dining room with laminate flooring, radiators, T.V. points and power points. Cupboard with a combi-boiler. Double glazed windows and rear door leads to rear garden.



**FITTED KITCHEN:**

2.62m x 1.95m (8' 6" x 6' 3")

Rear aspect fitted kitchen, vinyl flooring, plug points, partly tiled kitchen, mixer tapped stainless sink, space for a gas hob and oven, under the counter space for fridge / freezer, washing machine. Door leading to the rear garden.



**BEDROOM 1:**

3.73m x 3.44m (12' 4" x 11' 3")

Front aspect large double bedroom, fitted wardrobes, double glazed window, laminate flooring, power points.





**BEDROOM 2:**

3.69m x 2.83m (12' 1" x 9' 2")

Rear aspect double bedroom overlooking the garden, fitted wardrobes, laminate flooring, power point plugs.



**BEDROOM 3:**

2.87m x 1.81m (9' 4" x 5' 9")

Front aspect single room, laminate flooring and power points.



**BATHROOM:**

2.11m x 1.92m (6' 9" x 6' 3")

Rear aspect bathroom, radiator, partly tiled, vinyl flooring, 3-piece suite comprising bathtub, hand-held shower, wash basin, and W.C.



**FRONT PARKING:**

Driveway with parking space. There is also free on-street parking.

**GARDEN:**

Approximately 70 foot. Partly slabbed, with lawn shrubs and garden shed. There is scope for a rear extension and loft conversion (STPP).



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**TENURE:**

Freehold

**LOCAL AUTHORITY:**

London Borough Harrow

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**Mortgages**

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