



ESTATE & LETTINGS AGENTS

Kenton Lane, Harrow, HA3



FOR SALE £575,000 FREEHOLD

Major Estates proudly presents this semi-detached three-bedroom family home. Situated on the top end of Kenton Lane and close to Belmont Circle, perfect for all the amenities Harrow has to offer. The property comprises of a large open plan reception room with a fitted kitchen leading to a south facing garden. The first floor consists of 3 double bedrooms and a modern bathroom. The front of the property benefits from a carriage drive allowing space for up to five cars and a further two spaces in a separate garage.

Closely located to many sought after 'Outstanding' rated schools and therefore ideal for a growing family. Kenton Lane is within close vicinity to shops, schools and transport facilities such as Stanmore, Cannons Park (Jubilee Line) and Harrow & Wealdstone (Bakerloo Line) Stations which allow you to be in Central London in less than an hour.

In 2002 planning was approved for a single storey side extension with link to garage to be converted to a habitable room.

- Semi-Detached House
- Carriage Driveway
- Garage
- 3 Bedrooms
- Potential To Extend
- Modern Bathroom

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

Entrance:

Through wooden front door with glazing leading into hallway.

Hallway:

Double glazed window to front and side aspect, radiator, wood flooring and under stairs storage cupboard.

Reception 1:

4.11m x 3.99m (13' 6 x 13' 1)

Double glazed windows to front aspect, wood flooring, feature fire place, TV point, telephone point and power points.



Reception 2:

3.53m x 3.48m (11' 7 x 11' 5)

Double glazed door to garden, wood flooring, power points and open plan to kitchen.



Kitchen:

2.51m x 2.31m (8' 3 x 7' 7)

Wooden door with glazing to garden, vinyl flooring, units to eye and base level, work top surfaces, gas hob with oven below and extractor fan above, stainless steel sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher and power points.



First Floor:

Wooden stairs to first floor.

Bedroom 1:

3.81m x 3.15m (12' 6 x 10' 4)

Double glazed window to front aspect, wood flooring, radiator, fitted wardrobes and power points.



Bedroom 2:

3.40m x 3.12m (11' 2 x 10' 3)

Double glazed window to rear aspect, radiator, fitted wardrobes, wood flooring and power points.



Bedroom 3:

3.18m x 2.36m (10' 5 x 7' 9)

Double glazed window to front and side aspect, wood flooring, radiator, and power points.



Bathroom:

Double glazed frosted window to rear and side aspect, heated towel rail, tiled flooring, tiled enclosed bath tub with mixer tap and shower attachment, low level WC and hand wash basin with mixer tap.



Rear Garden:
Paved area, door to garage.



Garage:
4.9m x 2.6m (16' 2 x 8' 6)
Up and over door.

Tenure:
Freehold

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EPC:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address:
Kenton Lane, HA3



Approximate Gross Internal Area = 79.8 sq m / 859 sq ft
 Garage = 12.7 sq m / 137 sq ft
 Total = 92.5 sq m / 996 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID809021)

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Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

