

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
- ➢ 3 Bedrooms

- Carriage Driveway
- ➢ Garage

- Potential To Extend
- Modern Bathroom

### 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.

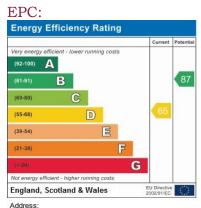


Rear Garden: Paved area, door to garage.

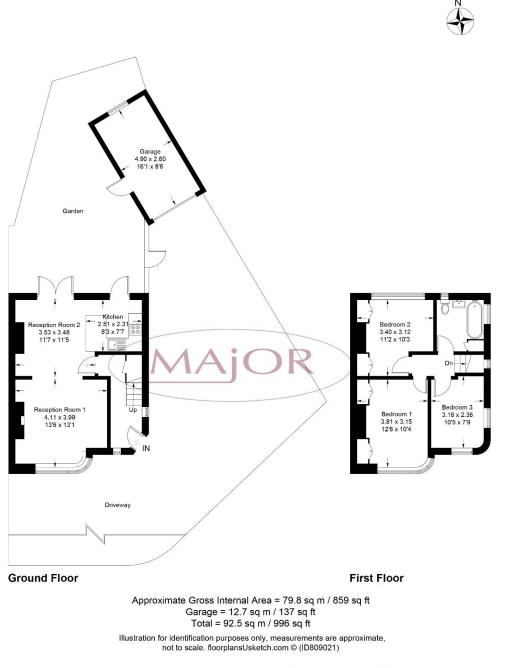


Garage: 4.9m x 2.6m (16' 2 x 8' 6) Up and over door.

Tenure: Freehold



Address: Kenton Lane, HA3



#### Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

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



