



## Kenmore Avenue

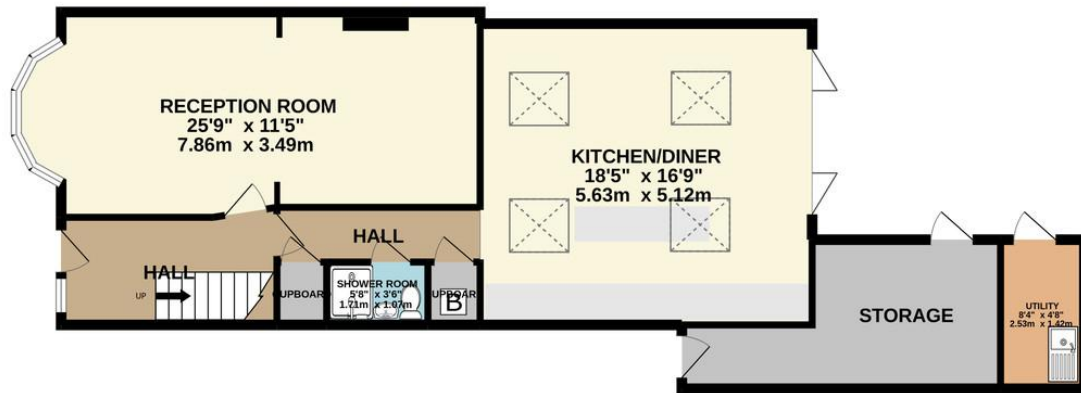
Kenton, Harrow, HA3 8PB

**£675,000**

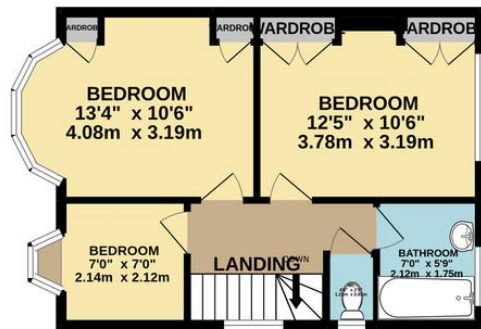
A very well presented and modernised semi-detached house with a 6m rear extension providing a superb 18'5 x 16'9 kitchen/diner with bi-folding doors to rear garden, ground floor shower room/w.c, 25'9 through lounge, three bedrooms, bathroom, separate w.c, and with a good size storage room and separate utility room. This CHAIN FREE property is located close to Belmont Circle for shops and buses, plus Harrow Leisure Centre and Harrow and Wealdstone station.



GROUND FLOOR  
879 sq.ft. (81.6 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 1300 sq.ft. (120.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements