



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

Kenton Lane

Harrow Weald HA3 7LJ

- Three bedroom semi detached house
- Off street parking
- Potential to extend (STPP)
- Close to local transport

Asking Price Of **£550,000**

EPC Rating '57'





Property Description

A spacious THREE BEDROOM SEMI DETACHED HOUSE WITH OFF STREET PARKING ideally located within convenient access to the amenities of Belmont Circle and a short distance from Harrow and Wealdstone Station (London overground with trains to Euston from 13 minutes and Bakerloo line). The property is in need of updating throughout and comprises; two good sized reception rooms, a gally kitchen with access into the large rear garden. Upstairs there are two large double bedrooms, a large third single room and a family bathroom with separate W.C. The property benefits from gas central heating (boiler was replaced in 2016) and ample off street parking with a car port. Potential for extension (STPP).

There is no onward chain.

RECEPTION ROOM 12' 8" x 11' 0" (3.88m x 3.36m)

DINING ROOM 12' 3" x 12' 7" (3.74m x 3.86m)

KITCHEN 10' 0" x 6' 2" (3.05m x 1.9m)



BEDROOM ONE 13' 2" x 10' 0" (4.02m x 3.06m)

BEDROOM TWO 12' 3" x 10' 0" (3.74m x 3.06m)

BEDROOM THREE 9' 10" x 6' 2" (3.01m x 1.9m)

CARPORT 19' 0" x 9' 11" (5.8m x 3.04m)



GROUND FLOOR
568 sq. ft. (52.8 sq.m.) approx.



1ST FLOOR
385 sq. ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq. ft. (88.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan (including floor measurements) of rooms, corridors, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. 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 operation or efficiency can be given.
Made with Blueprints (2022)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 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 sales 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 are advised to recheck the measurements