Kenmore Avenue, Harrow, HA3 8PP

Cow&Co

LONDON

GUIDE PRICE £600,000 - £700,000

A well maintained and extended four bedroom, semi detached family home, ideally located close to Priestmead school.

The accommodation is arranged over three floors and is briefly arranged as follows:-

The ground floor comprises of and entrance hall, guest cloakroom, two inter communicating reception rooms and extended kitchen which is in turn part open plan at the rear to the third reception room.

The first floor comprises of a landing, bathroom/wc and three bedrooms. The loft has been converted to provide a generous sized 4th bedroom with an ensuite shower room/wc.

The front garden is hardstanding and provides off street parking for 2-3 cars. There is also a shared driveway and access to the rear garden which extends to approx. 82 ft and has an outbuilding at the rear of the garden.

Situated along Kenmore Avenue between the junctions of Pembroke Avenue and Ivanhoe Drive and located close to Belmont Circle for many local amenities.

- Four bedroom extended semi
- Three reception rooms
- Extended kitchen
- Approx 1375 sq ft of living space
- Approx. 82 ft rear garden and side access
- Two bathrooms (one en-suite)
- Guest cloakroom on ground floor
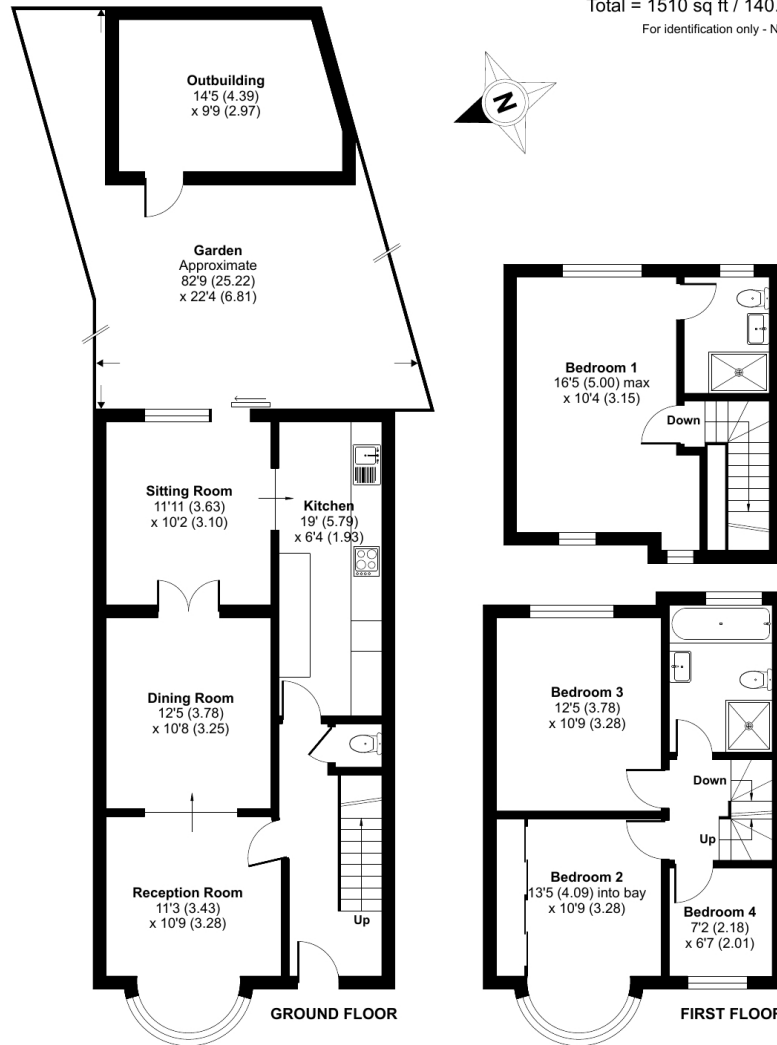- Off street parking to front

Kenmore Avenue, Harrow, HA3

Approximate Area = 1375 sq ft / 127.7 sq m
Outbuilding = 135 sq ft / 12.5 sq m
Total = 1510 sq ft / 140.2 sq m
For identification only - Not to scale

Outbuilding
14'5 (4.39)
x 9'9 (2.97)

N

Garden
Approximate
82'9 (25.22)
x 22'4 (6.81)

Bedroom 1
16'5 (5.00) max
x 10'4 (3.15)

Down

Sitting Room
11'11 (3.63)
x 10'2 (3.10)

Kitchen
19' (5.79)
x 6'4 (1.93)

Bedroom 3
12'5 (3.78)
x 10'9 (3.28)

Down

Up

Dining Room
12'5 (3.78)
x 10'8 (3.25)

Bedroom 2
13'5 (4.09) into bay
x 10'9 (3.28)

Bedroom 4
7'2 (2.18)
x 6'7 (2.01)

Reception Room
11'3 (3.43)
x 10'9 (3.28)

Up

GROUND FLOOR

FIRST FLOOR

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Agents note: All measurements are approximate and whilst
every attempt has been made to ensure accuracy they are for
general guidance only and must not be relied on. The fixture
and fittings referred to have not been tested and therefore
no guarantee can be given that they are in working order.
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