



KENILWORTH AVENUE, HARROW

£694,950

Beautifully presented and thoughtfully extended, this double fronted end of terrace house offers an ideal blend of modern comfort and convenient living. Situated within easy reach of local shops, reputable schools, and excellent transport links, this spacious three-bedroom home is perfect for families or professionals seeking a well-appointed property with plenty of living space and off-street parking. The impressive layout and high-quality finishes throughout make this house a must-see for those seeking a stylish and practical home.

- EXTENDED, DOUBLE FRONTED END OF TERRACE HOUSE
- THREE DOUBLE BEDROOMS WITH FITTED WARDROBES
- 20' 5" MASTER BEDROOM
- 22' 8" OPEN PLAN LIVING ROOM
- CONSERVATORY
- MODERN FITTED KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- TWO BATHROOMS
- MULTIPLE OFF STREET PARKING WITH EV CHARGER
- OUTBUILDING WITH SEPARATE CLOACKROOM AND STORE
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS

Ground Floor

Lobby

Entrance into lobby via front aspect frosted double glazed door, front aspect frosted double glazed window, spot lighting, laminate flooring, stairs to first floor landing.

Living Room

22' 8" max x 11' 10" (6.91m x 3.61m) Front aspect double glazed window, rear aspect tri-folding double glazed doors to conservatory, feature gas fireplace with surround, coved ceiling, two radiators, power points, TV aerial, laminate flooring.

Conservatory

12' 5" x 11' 2" (3.78m x 3.40m) Rear aspect double glazed French doors to rear garden, rear and side aspect double glazed windows, two radiators, power points, tiled flooring.

Kitchen/Breakfast Room

27' 2" x 8' 6" (8.28m x 2.59m) Rear aspect double glazed door to garden, rear aspect double glazed window, range of wall and base level units with square edge work surfaces, breakfast bar, coved ceiling, part tiled walls, one and a half bowl sink with drainer and mixer tap, integrated gas hob with oven below and overhead extractor fan, space for dishwasher, plumbed for washing machine, integrated fridge/freezer, wall mounted cupboard enclosed 'Vaillant' combination boiler, two radiators, power points, laminate flooring.

Inner Hallway

Understairs storage housing meters, power points, laminate flooring.

Downstairs Shower Room

7' 9" x 5' 3" (2.36m x 1.60m) Rear aspect frosted double glazed window, low level W/C, vanity hand wash basin with mixer tap, shower cubicle with fully tiled surround and glass shower door, wall mounted shower with attachment and overhead shower head, fully tiled walls, extractor fan, mirror fronted medicine cabinet with touch sensor lighting, wall mounted heated towel rail, spot lighting, tiled flooring.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

First Floor

Landing

Loft access, power points, carpeted flooring.

Bedroom One

20' 5" max x 8' 5" max (6.22m x 2.57m) Front and rear aspect double glazed window with fitted shutter blinds, two fitted wardrobes, radiator, power points, spot lighting, laminate flooring.

Bedroom Two

14' 7" max x 11' 3" (4.45m x 3.43m) Front aspect double glazed window, range of fitted wardrobes and chest of drawers, spot lighting, radiator, power points, carpeted flooring.

Bedroom Three

9' 3" x 9' 2" (2.82m x 2.79m) Rear aspect double glazed window, range of fitted wardrobes with fitted overhead storage, spot lighting, radiator, power points, carpeted flooring.

Shower Room

6' 4" x 5' 2" (1.93m x 1.57m) Rear aspect frosted double glazed window, low level W/C, vanity hand wash basin with mixer tap, shower cubicle with glass shower door, wall mounted shower with attachment, overhead shower head, spot lighting, mirror fronted medicine cabinet, extractor fan, fully tiled walls, heated towel rail, tiled flooring.

Outside

Front Garden

Multiple off street parking via own driveway, EV charging point.

Rear Garden

Patio leading to lawn lawn, path leading to rear patio area and outbuilding, power points, outside tap, wall enclosed.

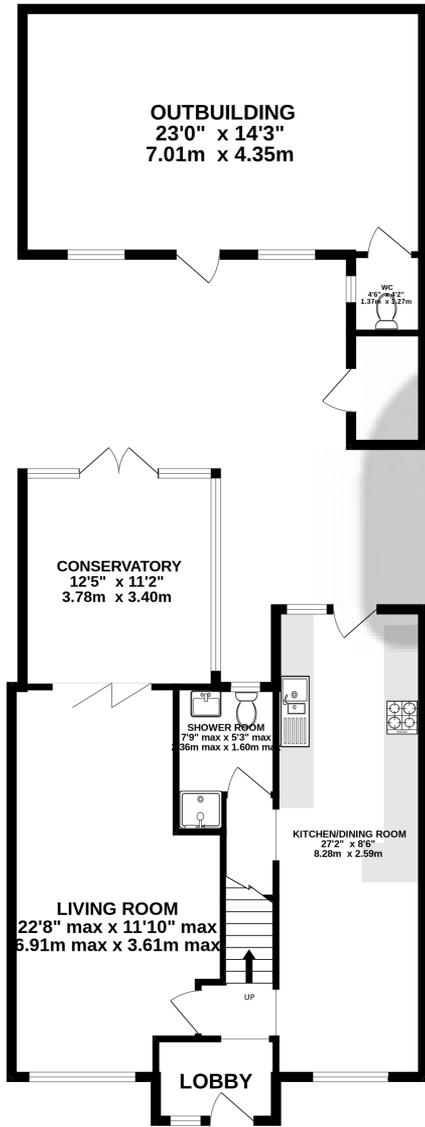
Outbuilding

23' 0" x 14' 3" (7.01m x 4.34m) Front aspect double glazed door, two front aspect double glazed windows, power points, lighting.

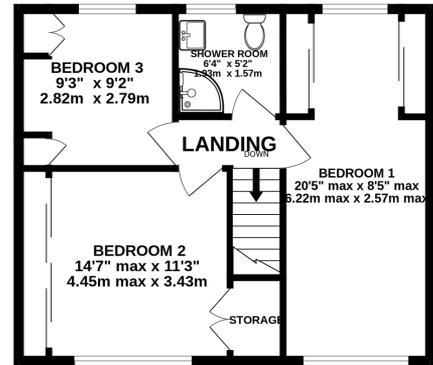
W/C - 4' 6" x 4' 2" (1.37m x 1.27m) Side aspect double glazed window, low level W/C, hand wash basin with mixer tap.

Store - 6' 6" x 4' 2" (1.98m x 1.27m)

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1615sq.ft. (150.0 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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