

## Floor Plan

# Kenelm Close, HA1 3TE

Approx Gross Internal Area = 180.7 sg m / 1945 sg ft Restricted head height = 16 sq m / 172 sq ft Outbuilding = 51.2 sg m / 551 sg ft Total = 247.9 sq m / 2668 sq ft





Daniels are delighted to present this exceptional five-bedroom detached residence, offered to the market with no upper chain and recently refurbished throughout to an outstanding standard

Spanning three impressive floors, this beautifully reimagined home seamlessly blends contemporary style with functional family living. Boasting four luxurious bathrooms/shower rooms and a high-quality finish across every level, it provides generous and versatile accommodation in one of the area's most sought-after residential enclaves. To the front, the property benefits from off-street parking for multiple vehicles.

Nestled within Kenelm Close, an exclusive and tranguil cul-de-sac just off Sudbury Court Road, the property enjoys a sense of privacy while remaining conveniently positioned for all local amenities. Families will appreciate the excellent selection of nearby schools, including St George's Primary, Orley Farm School, East Lane Primary, and the highly regarded Wembley High Technology College.

For commuters, the location offers superb transport links, with South Kenton (Bakerloo Line), Sudbury Hill, and Sudbury Town (Piccadilly Line) stations all within easy reach, providing swift access into Central London and beyond.

This is a rare opportunity to acquire a truly turnkey family home in a prime and peaceful location. Early viewing is highly recommended.







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