



Guide price £600,000

TENURE : FREEHOLD

Kenmore Avenue - Kenton - Harrow - HA3

Bedrooms : 3

Bathrooms : 2

Reception Rooms : 2

28m Private Rear Garden

Two Baths

Two Reception Rooms

**Potential To Extend From The
Rear & Loft (STTP)**

Ideal First Time Buy

Ideal Buy To Let Investment

Spacious 3-Bedroom Mid-Terraced Home on Kenmore Avenue, Kenton

Discover this well-presented three-bedroom mid-terraced house ideally located on the sought-after Kenmore Avenue in Kenton. Offering generous living space and modern features throughout, this property is perfect for first-time buyers or a buy-to-let investment opportunity.

The ground floor boasts two bright and welcoming reception rooms, ideal for both relaxation and entertaining. A large modern kitchen provides ample space for cooking and dining, while a convenient bathroom on each floor adds practicality for busy households.

Step outside to a beautifully maintained 28-metre garden, perfect for outdoor gatherings, gardening, or simply unwinding in your own private space. The property also benefits from driveway parking, adding extra convenience.

Offered with vacant possession and chain-free, this home is ready for its next chapter – simply move in or let it out with ease.

In addition, there is excellent potential to extend to the rear and into the loft (subject to the usual planning permissions), offering an exciting opportunity to further increase living space and add value.

Key Features:

- Three well-proportioned bedrooms
- Two reception rooms
- Large modern fitted kitchen
- Two bathrooms (one on each floor)
- 28m private rear garden
- Driveway parking
- Vacant possession / Chain free
- Excellent first-time buy or investment

Local Authority: London Borough of Harrow

Agents Note: Sonia Estates have not tested apparatus; equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor.

Viewings: Through Sonia Estates By Appointments Only

The Property Misdescription Act 1991

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The Data Protection Act 1998

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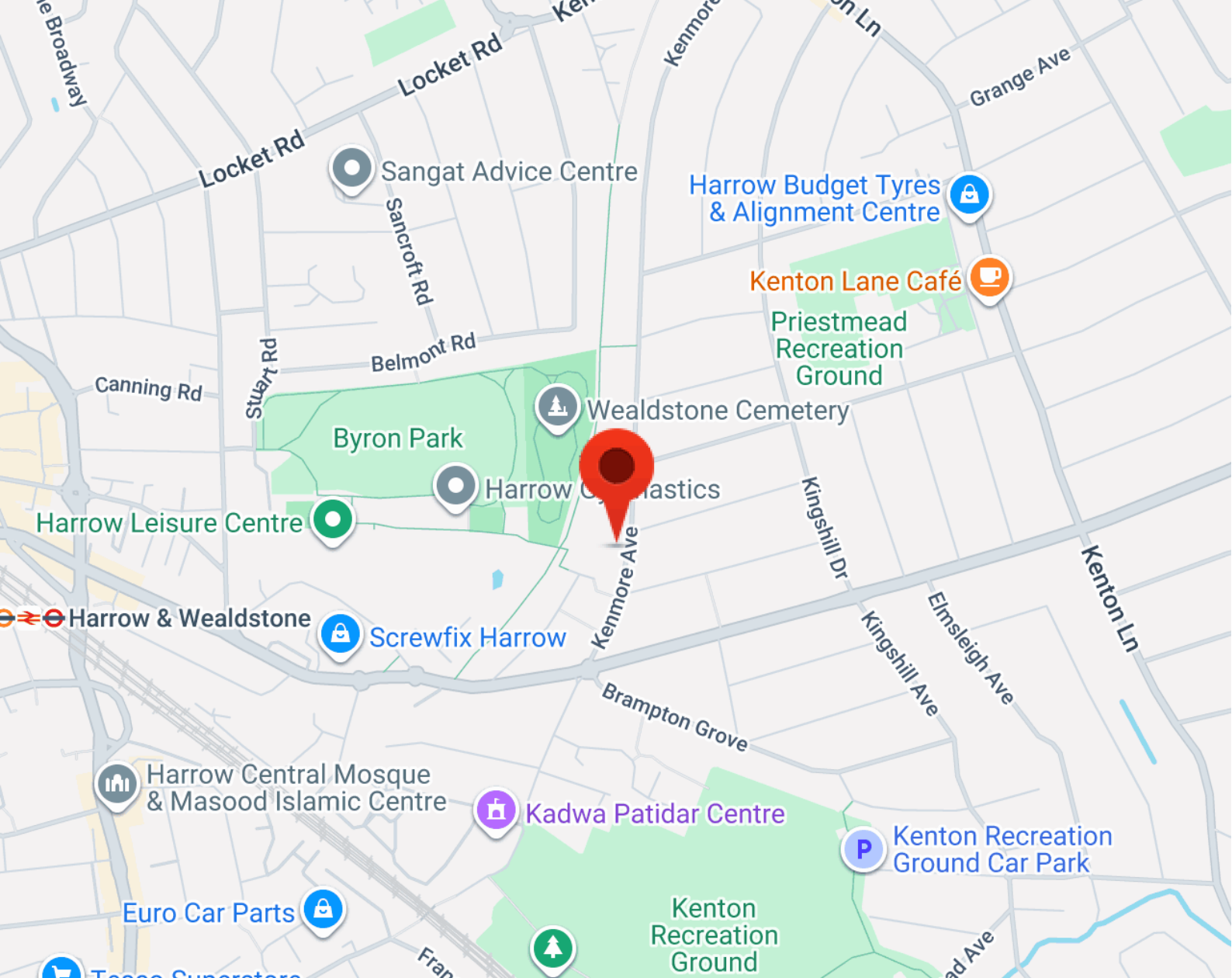
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		