

# Kenton Gardens

Harrow • • HA3 8DE  
Asking Price: £925,000



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Nestled on a quiet and rarely available residential road, this attractive and immaculately presented five-bedroom, three-bathroom extended family home offers an exceptional blend of style, space, and modern sophistication.

Designed with contemporary family living in mind, the property boasts generous interiors, high-quality finishes, and a well-thought-out layout that flows beautifully throughout. Spanning over 1,800 sq ft, it still offers exciting potential for further extension to the rear and into the loft (STPP), making it a versatile and future-proof home for growing families.

Extended Semi Detached Home

Five Bedrooms

Modern Kitchen

Two Large Reception Rooms

Three Bathrooms

Expansive Rear Garden

Excellent Condition Throughout

Off Street Parking

Quiet Residential Road

Approx Area: 1,863 sq ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.







### Description

Upon entering through the welcoming porch, you are greeted by a spacious hallway that sets the tone for the rest of the home. To the left, a bright and airy living room features a large front-facing window, allowing natural light to flood the space—perfect for relaxing or hosting guests.

Adjacent to the living room is a formal dining room, ideal for entertaining and family meals. Towards the rear of the property is a generously sized kitchen and breakfast room with direct access to the garden, forming the heart of the home. Off the kitchen is a practical utility area and access to the garage, offering excellent storage or future conversion potential (STPP).

Completing the ground floor is a sleek and modern shower room, providing added convenience for guests and day-to-day living.

Ascending to the first floor, a central landing connects five well-appointed bedrooms and two bathrooms, ideal for growing families.

The principal bedroom spans the front of the house and offers impressive proportions, complete with fitted wardrobes and ample space for furniture. Bedroom two is another spacious double, positioned above the dining room with pleasant rear-facing views. Bedrooms three and four are both well-sized doubles, while bedroom five offers flexibility as a nursery, home office, or single room.

A contemporary family bathroom and an additional shower room ensure convenience and comfort for larger households.

### Outside

Externally, the property boasts a generous south-west facing garden, ideal for enjoying the afternoon and evening sun. The space features a large, well-maintained patio—perfect for summer entertaining—as well as a lush, established lawn. At the rear, there's a substantial shed/outbuilding offering excellent storage or potential for further use. The garden is not only beautifully kept but also offers significant potential to extend the property to the rear while still retaining a spacious outdoor area.

### Location

Nestled in a highly sought-after residential pocket of Kenton, this home delivers outstanding convenience and connectivity. Ideally located within easy reach of Kenton Station (Silverlink & Bakerloo Line) and Northwick Park Station (Metropolitan Line), residents benefit from excellent transport links across London.

The property is also just a short stroll from the wide range of local shops and amenities along Kenton Road, including a Sainsbury's Supermarket, as well as the popular St. George's and St. Ann's shopping centres. The location of Upton Gardens enhances the lifestyle appeal, with close proximity to well-regarded schools, everyday conveniences, and superb transport connections—making it an ideal setting for modern family living.



### Schools:

St Gregory's Catholic Science College 0.2 miles  
 Uxendon Manor Primary School 0.3 miles  
 Mount Stewart Junior School 0.6 miles



### Train:

Kenton Station 0.6 miles  
 Northwick Park Station 0.8 miles  
 Queensbury Station 1.0 miles



### Car:

M4, A40, M25, M40



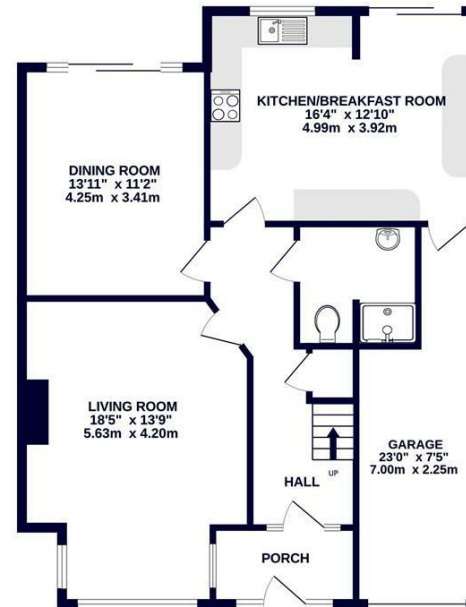
### Council Tax Band:

F

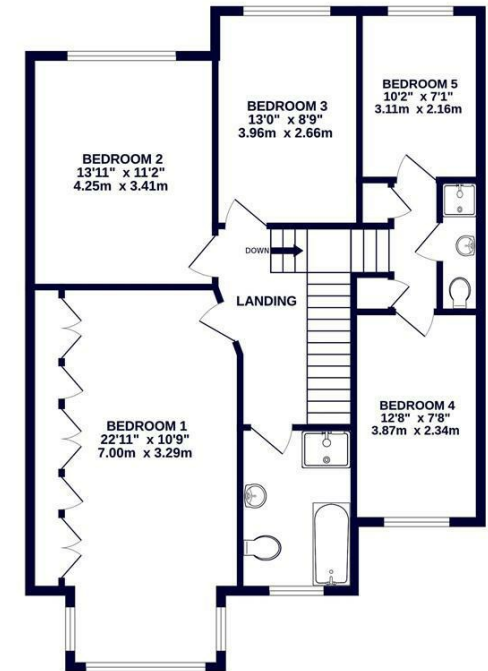
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR  
 930 sq.ft. (86.4 sq.m.) approx.



1ST FLOOR  
 933 sq.ft. (86.6 sq.m.) approx.



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TOTAL FLOOR AREA: 1863 sq.ft. (173.1 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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Energy Efficiency Rating		
Energy efficient - lower running costs	Current	Target
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (22-38)		
G (1-21)		
Not energy efficient - higher running costs		
England & Wales EPC Guidance 2020/01/01		

Important Notice: 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 has the authority to make or give any representation or warranty in respect of the property.