

Kenmore Avenue

Harrow • • HA3 8PD
Offers In Excess Of: £550,000



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Nestled on Kenmore Avenue, this charming three-bedroom semi-detached home provides the perfect canvas for homeowners to infuse their own personal style and creativity. While the property is well maintained, it offers plenty of potential for modern updates and enhancements to bring it to its full potential. Its proximity to amenities such as shops, restaurants, and schools, as well as excellent transport links, ensures convenience and accessibility for residents.

Semi Detached Home

Three Bedrooms

Two Reception Rooms

Kitchen

Family Bathroom

Off Street Parking

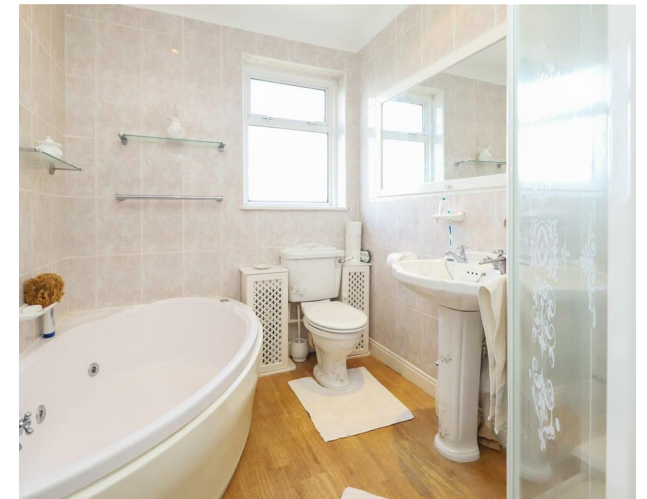
Private Rear Garden

Scope to Extend (STPP)

Within A Short Walk Of Outstanding Schools

Approx Area: 1023 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 stepping into the property, you are greeted by an inviting entrance porch that leads into a spacious hallway, setting the tone for the rest of the home. The ground floor features two generously sized reception rooms, offering ample space for entertaining guests or simply unwinding with family. The fitted galley-style kitchen is not only functional but also provides access to the rear garden. Upstairs, you will find two double bedrooms, a single bedroom, and a family bathroom. Each of the bedrooms is equipped with fitted wardrobes, offering plenty of storage space.

Outside

Stepping outside, you'll find a driveway with space for multiple cars. The added bonus of side access allows for easy entry and exit to and from the property. There is a well-maintained private garden with lawn and patio area.

For those in need of additional storage space or potential workshop area, a large garage located at the back of the garden offers room for all your storage needs.

Location

Located in a prime location with effortless access to local amenities, schools, and transportation options, this property seamlessly blends comfort and convenience. Nearby is St Ann's Shopping Centre and Belmont Circle shopping district, residents will find everything they need right at their doorstep.

Commuters will appreciate the proximity to numerous bus routes, as well as the convenience of Harrow and Wealdstone Station, Kenton Station, Canons Park Station, and Queensbury Station. These transport hubs provide swift connections to the heart of London via the Jubilee Line, ensuring a stress-free commute for residents.



Schools:

St Joseph's Catholic Primary School 0.1 miles
Belmont School 0.2 miles
Priestmead Primary School and Nursery 0.4 miles



Train:

Harrow & Wealdstone Station 0.7 miles
Kenton Station 1.2 miles
Northwick Park Station 1.4 miles



Car:

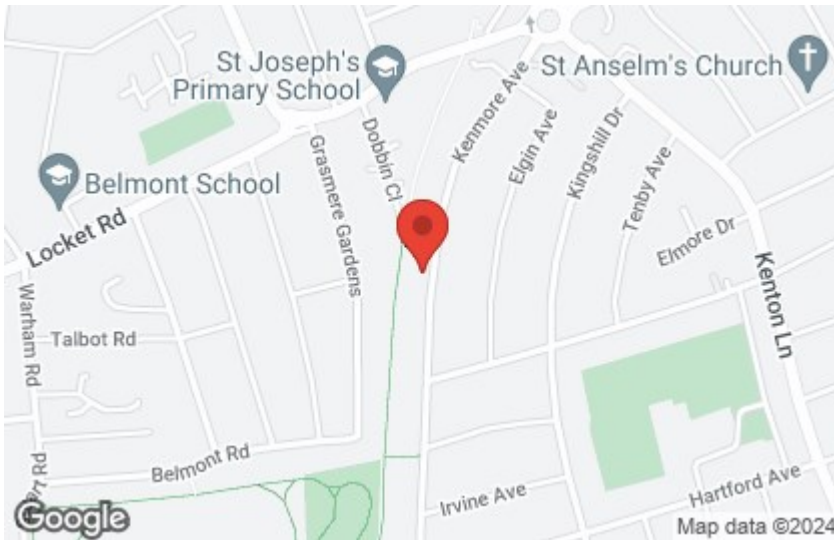
M4, A40, M25, M40



Council Tax Band:

E

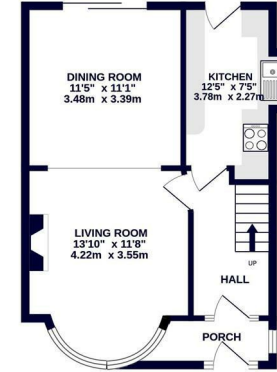
(Distances are straight line measurements from centre of postcode)



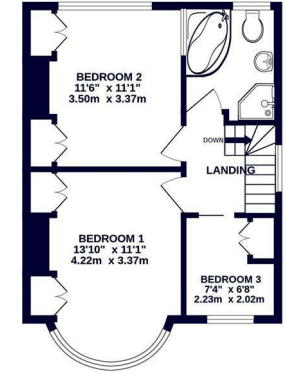
OUTBUILDING
192 sq.ft. (17.8 sq.m.) approx.



GROUND FLOOR
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 1023 sq.ft. (95.0 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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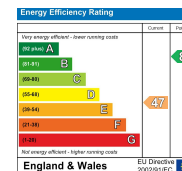


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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.