

Kinross Close

Harrow • • HA3 0UE
Asking Price: £700,000



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This four-bedroom semi-detached family home situated in a quiet residential cul de sac, in the kenton area popular residential area of Kenton. Located within easy access to public transport includes Kingsbury underground station less than 1 mile away. Shopping amenities are at The Mall and Kingsbury Road. Recreation facilities can be found at Fryent Country Park. The property is spacious and well kept but has further potential to add your own touch.

Semi Detached Home

Two Reception Rooms

Kitchen

Off-Street Parking

Private Garage

Four Bedrooms

One Bathroom

South Facing Garden

Approx Area: 1409 sq ft

Electric Lift

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

As you step inside, you'll be warmly welcomed by the inviting entrance hallway, which flows seamlessly into the expansive living room. The space seamlessly transitions into the second reception room/dining room, where natural light pours in through the rear-facing windows and doors, leading out to the beautifully maintained garden. The ground floor is completed by a functional kitchen, which while well-maintained, could benefit from a modern refresh to bring it up to contemporary standards. Upstairs, three comfortable bedrooms await, two of these rooms boast fitted wardrobes, providing ample storage for your belongings. A convenient family bathroom serves all three bedrooms. The second floor, where the fourth bedroom boasts views over the garden and beyond.

Outside

Stepping outside, you'll find a front garden, with potential to change to a driveway. The added bonus of side access allows for easy entry and exit to and from the property. There is a well-maintained south facing 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 side of the garden offers room for all your storage needs.

Location

Nestled in a highly desirable and family-friendly neighborhood, this charming property enjoys a prime location, boasting proximity to several highly-regarded schools, including Claremont High School, Uxendon Manor Primary School, and Catholic Primary and Secondary schools. The nearby Kingsbury High Road offers a range of local amenities, including shopping centers and supermarkets, while the Jubilee Line tube station (zone 4) is conveniently located just under half a mile away. Additionally, Preston Road's Metropolitan Line tube station is within walking distance, approximately a mile away, providing easy access to the city center. For those preferring the overground option, Kenton Station on Kenton Road is just a mile from the property.



Schools:

St Bernadette's Catholic Primary School 0.2 miles
Claremont High School 0.2 miles
Pathways School 0.2 miles



Train:

Kingsbury Station 0.5 miles
Queensbury Station 0.6 miles
Preston Road Station 1.0 miles



Car:

M4, A40, M25, M40



Council Tax Band:

E

(Distances are straight line measurements from centre of postcode)



OVERBUILDING
130 sq.ft. (12.0 sq.m.) approx.



GARAGE
16'0" x 8'2"
4.88m x 2.50m

GROUND FLOOR
558 sq.ft. (51.5 sq.m.) approx.

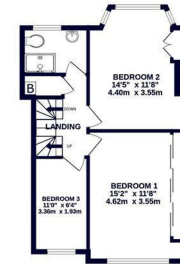


KITCHEN
9'6" x 7'0"
2.93m x 2.37m

DINING ROOM
17'0" x 11'0"
5.20m x 3.35m

LIVING ROOM
14'2" x 12'4"
4.31m x 3.76m

1ST FLOOR
500 sq.ft. (46.3 sq.m.) approx.

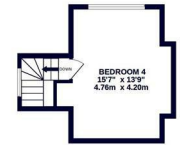


BEDROOM 2
14'2" x 11'0"
4.40m x 3.35m

BEDROOM 3
11'0" x 6'8"
3.35m x 2.03m

BEDROOM 1
15'2" x 11'8"
4.62m x 3.59m

2ND FLOOR
214 sq.ft. (19.8 sq.m.) approx.



BEDROOM 4
15'7" x 13'9"
4.76m x 4.20m



TOTAL FLOOR AREA: 1409 sq.ft. (130.9 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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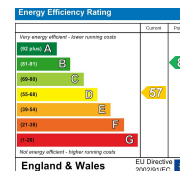


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