




Andrew Pearce
PINNER

KENMORE AVENUE, HARROW, HA3 8PQ **OFFERS IN REGION OF £500,000**



Andrew Pearce are pleased to present this three bedroom, end of terrace family home in great condition throughout and within walking distance of Harrow & Wealdstone Station.

The accommodation comprises: Entrance porch leading through to a good size front aspect living room with tiled flooring. Continuing through to the rear is a spacious kitchen / dining room, which is fitted with a range of integrated appliances, high specification units and marble counter tops.

To the first floor, the landing leads through to two double bedrooms, a single third bedroom and a modern bathroom / W.C. There are also large in-built cupboards in the master bedroom and hall, providing convenient storage space.

Outside, the driveway provides parking for two cars and the side access along the right of the house. To the rear, the garden is paved allowing for very easy maintenance throughout the year and at the end of the garden is a large outbuilding measuring 16'6" x 8'5". It benefits from being fully insulated and having an electrical supply, which allows it to be used all year round for whatever purpose that may suit.

Kenmore Avenue is located just off Christchurch Avenue and is within walking distance of Harrow & Wealdstone Station (Bakerloo & Overground lines).



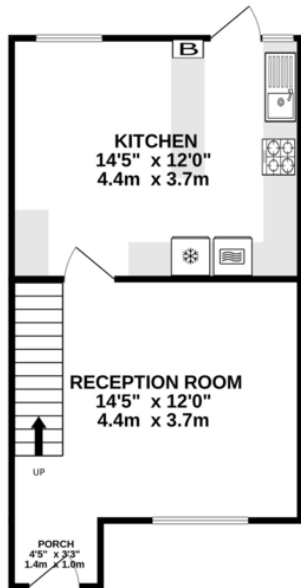
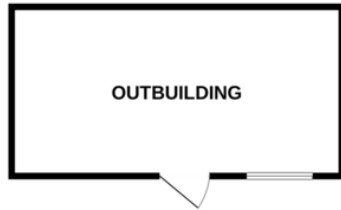
Council Tax Band E - £2643.43

EPC Rating – C

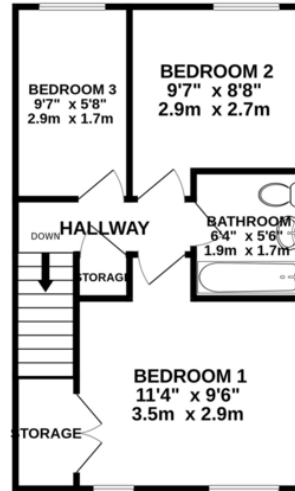
Freehold

Service Charge - £230pa

GROUND FLOOR
498 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.

