



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Kenton Lane

Harrow HA3 7JW

- Four bedroom end of terraced house
- Three modern bathrooms
- Off street parking
- Large rear garden

Offers In Excess Of £600,000

EPC Rating '89'





Property Description

An extensive and extended FOUR BEDROOM, THREE BATHROOM end of terrace house on a CORNER PLOT with OFF STREET PARKING and plenty of potential for further extension (STPP). The property is conveniently located just 0.1 miles from the outstanding rated Belmont School as well as many other schools, local transport and the amenities of Belmont Circle. The property is offered to the market in good order, with some moderation required in areas, and benefits from having solar panels installed resulting in a very high EPC rating being CHAIN FREE.

This lovely home comprises; an East to West facing 'L' shaped through lounge featuring a fireplace and sliding doors to the garden, a separate fitted white gloss kitchen with space for an oven, microwave, hob, dishwasher and washing machine and a single bedroom with modern tiled en-suite shower room.

On the first floor you will find a good sized master bedroom with 'Jack and Jill' shower room, a second double bedroom, a third very good sized single also with access to the 'Jack and Jill' shower room and a modern family bathroom with walk in shower, W.C and basin.





The East facing garden has a large patio area, ideal for entertaining, has artificial lawn area and a garage to the rear with off street parking.

Local Schools and Ofsted Ratings**

Belmont School - Outstanding
 St Josephs Catholic School - Outstanding
 Avanti House - Outstanding
 Priestmead School - Outstanding
 Sacred Heart Language College - Outstanding - Now an Academy
 Weald Rise - Good
 Elmgrove Primary School - Good
 Salvatorian College - Good
 Whitefriars School - Good
 Stanburn Primary School - Good
 Marlborough School - Good
 Hujjat Primary School - Good

Ofsted ratings are subject to change

Local Transport

186 Bus - Northwick Park to Brent Cross
 H18 - Harrow Station

Harrow and Wealdstone Station - Bakerloo Line and Overground including fast trains to Euston from 13 minutes. - 0.8mile
 Kenton Station - Bakerloo Line and Overground - 1.4mile





1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Hinton Residential has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Hinton Residential has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Ground Floor



First Floor

Total floor area 106.9 m² (1,150 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		