



Westward Way, Kenton, Harrow. HA3 0SE

**Auction Guide £640,000**





**Westward Way, Kenton,  
Harrow. HA3 0SE**

An excellent opportunity to acquire a spacious five-bedroom semi-detached Freehold house, offered for sale by auction and located on a popular residential road in Kenton, Harrow. Arranged over three floors and extending to approximately 1,819 sq ft (including eaves), the property offers flexible accommodation and significant potential for refurbishment or further development (STPP).

The ground floor comprises three reception rooms, including a generous open-plan lounge/diner with doors opening onto the rear garden, a large fitted kitchen, separate utility room and downstairs WC. Upper floors provide five bedrooms, a family bathroom and useful storage space.

Externally, the property benefits from off-street parking for two cars and a private rear garden. Conveniently positioned close to local shops, transport links and amenities, this property is ideal for families, developers or investors. Early viewing is highly recommended.

- 5 Bedroom Semi Detached House Freehold
- Three Reception Rooms
- Large Kitchen and Separate Utility Room
- Downstairs w.c.
- Family Bathroom
- Rear Garden
- Off Road Parking for two cars
- Large Storage Area
- Secure sale by online auction

**Council Tax Band: E**

**Freehold**







### INTERNALLY

The Front door of this impressive property opens into a entrance hall with door leading to a Reception room with a front aspect window. The rear reception room is a large open plan lounge diner with French doors opening into the garden making it perfect for entertaining. The large kitchen has an abundance of matching wall and base units with granite worktops over, it features a built under oven with gas hob with multiple burners and a stainless steel sinks and drainer by the large rear aspect window overlooking the garden. A door from the kitchen opens into a good sized utility room and a door from the utility room opens to a downstairs w.c. Stairs from utility room provide access to a storage area The third reception room has a front aspect window and its perfect room to use a a snug or office The main staircase leads to the first floor landing with doors to the family bathroom with panel enclosed bath, pedestal wash basin, w.c. and ladder style towel radiator .Master bedroom with fitted wardrobes and front aspect window, second bedroom with and fitted wardrobes, rear aspect bay window with door. Bedroom three is a single bedroom with rear aspect window. Stairs to second floor landing with doors to bedroom four and five, both these bedrooms are single rooms and have velux windows, there is eaves storage from one of the bedrooms and also from the second floor landing. The house offers a lot of potential for either further development or to make into a lovely spacious family house.

### EXTERNALLY

Off road parking for two cars on block paved front drive. Rear garden with patio area and lawn.

### ADDITIONAL INFORMATION

Freehold

Council Tax Band E £2,607.00

### AUCTIONEERS ADDITIONAL INFO

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



## Floor Plan



## Viewing

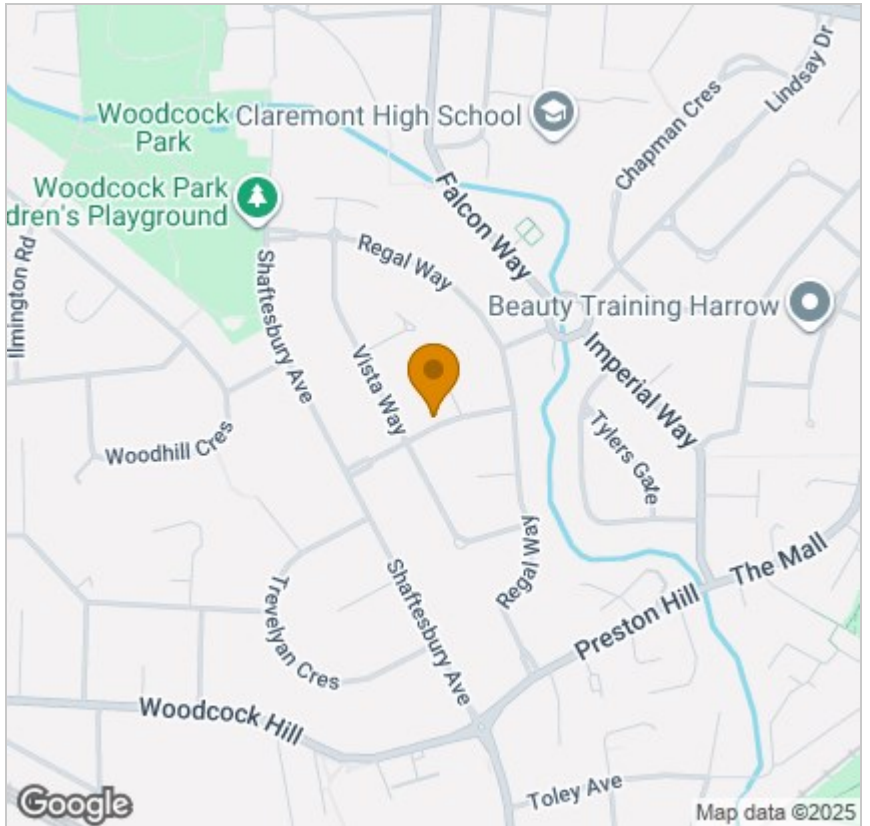
Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. A £2,000 reservation deposit is payable to secure the sale. This deposit forms part of the purchase funds and will be allocated on completion. The reservation deposit is subject to terms and conditions.

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## Area Map



## Energy Efficiency Graph

