



Kinross Close, Harrow HA3 0UE

Offers In Excess Of £650,000

An extended THREE BEDROOM, TWO RECEPTION ROOM SEMI DETACHED FAMILY HOME situated within 0.6 mile of Kingsbury tube station on the popular cul de sac Kinross Close, conveniently located and within walking distance to all local shopping and transport facilities plus two outstanding OFSTED schools.

The property is being offered in good decorative order and benefits from: Replacement Double Glazed Windows, Gas Fired Heating To Radiators, Guest Cloakroom, Through Lounge/Dining Room, Kitchen, Three Bedrooms, Bathroom, Separate WC, Rear Garden, Detached Garage, Off Street Parking.
THE PROPERTY HAS THE ADDED BENEFIT FROM POTENTIAL TO EXTEND FURTHER STPP

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Exterior:



Through Lounge Alternate View:



Entrance Hall:



Dining Room:



Through Lounge:



Kitchen:



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Bedroom One:



Bedroom Three:



Bedroom One Alternate View:



Bathroom:



Bedroom Two:



Bathroom Alternate View:

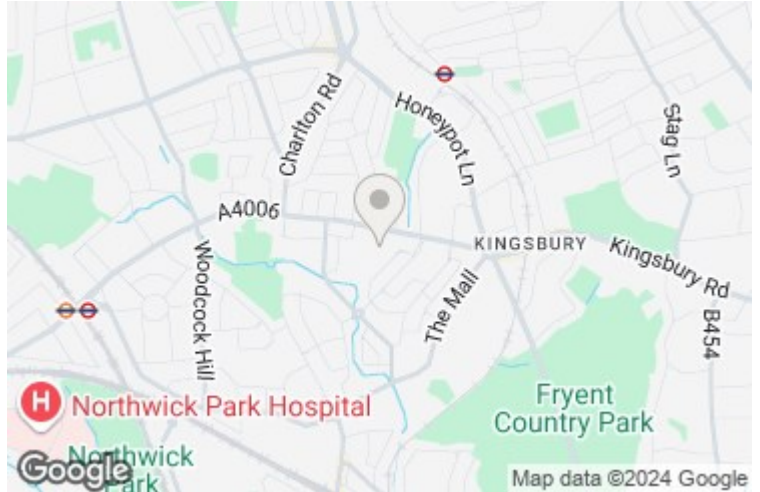


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Garden:



While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.



Garden Alternate View:



Rear Aspect:



Tenure:

This is a freehold property.

Council Tax Band E Brent £2,489 per annum.

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

Disclaimer:

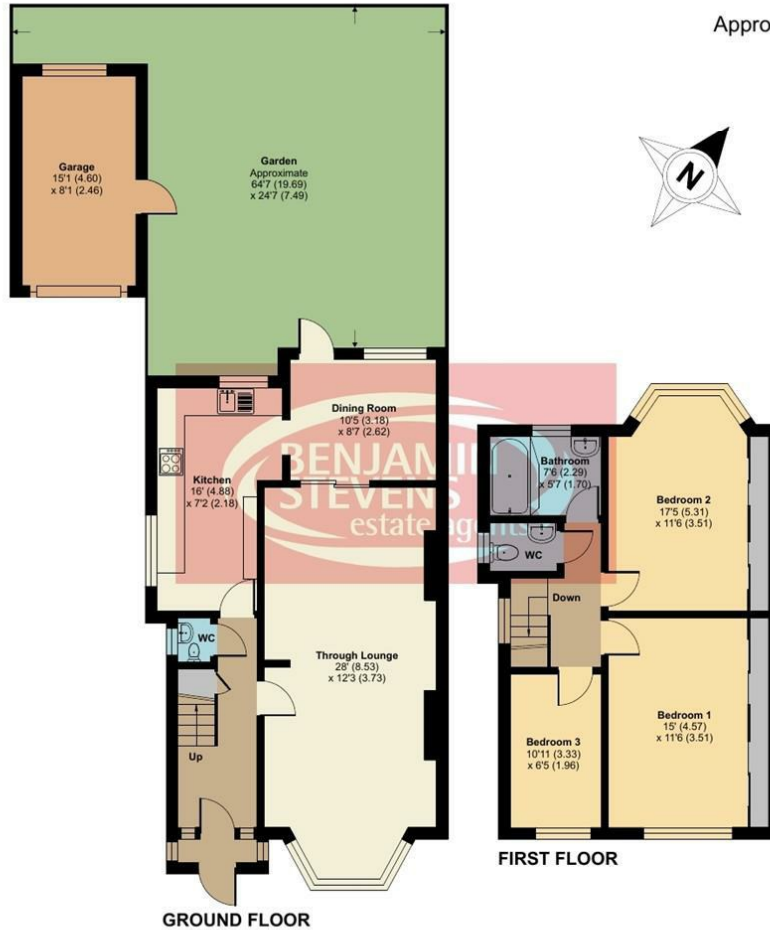
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Approximate Area = 1233 sq ft / 114.5 sq m

Garage = 124 sq ft / 11.5 sq m

Total = 1357 sq ft / 126 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Benjamin Stevens . REF: 1119358

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		84
	(81-91) B		
	(69-80) C		
	(55-68) D	63	
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



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