



Irvine Avenue, Kenton

£690,000 Freehold

This family home has undergone a comprehensive extension, now offering spacious accommodation across three floors. It includes four bedrooms, two bathrooms, a guest cloakroom on the ground floor, two reception rooms, and a conservatory extension. Additionally, the house boasts modern styling throughout, featuring a contemporary kitchen/dining area. Outside, the property enjoys a delightful rear garden, garage, outhouse, and off-street parking at the front.

**EPC Rating: D
Council Tax Band: D**

- Four Bedroom Family Home • Extended Semi Detached • Two Reception Rooms • Modern Fitted Kitchen/Dining Area • Downstairs Cloakroom • Conservatory Extension • Modern Family Bathroom & En Suite Shower Room To Master Bedroom • Well Kept Rear Garden With Outhouse • Garage • Off Street Parking



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FURTHER DETAILS

The accommodation includes an entrance hall, two reception rooms, a modern kitchen/dining area, conservatory, and a downstairs cloakroom. Upstairs, there are three bedrooms with fitted wardrobes in the rear double bedroom and a family bathroom on the first floor. The master bedroom suite, situated on the second floor, features a spacious double bedroom and an en-suite shower room. Outside, there's off-street parking at the front leading to a garage, while the rear boasts a well-maintained garden of good size, along with an outhouse equipped with power, light and electric under-floor heating. Additional benefits comprise a gas central heating system and double-glazed windows..

LOCATION

Irvine Avenue is located between Kenmore Avenue and Kingshill Drive in Kenton and runs parallel to Christchurch Avenue. This property is conveniently situated approximately one mile of both Kenton and Harrow & Wealdstone train stations, offering direct access into Central London via Bakerloo, London Overground and National Rail lines. In addition, good schools including Priestmead Primary School, Elmgrove Middle School, St. Joseph's Catholic Primary School and Park High School can be found within walking distance.

FREE MARKET APPRAISAL

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.

CONTACT RAWLINSON GOLD

If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office on 020 8861 2020 or by email at harrow@rawlinsongold.co.uk





Approximate total area⁽¹⁾
 1635.06 ft²
 151.9 m²

Reduced headroom
 20.82 ft²
 1.93 m²

(1) Excluding balconies and terraces

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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