



Guide price £475,000
Warneford Road - Kenton - Harrow - HA3



 **3**
Bedrooms

 **1**
Bathroom

189, Kenton Road, Kenton, Harrow, HA3 0EY |
info@soniaestates.co.uk

020 8909 9977



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Sonia Estates are delighted to offer this attractive and well maintained three bedroom mid terraced family home ideally situated on the popular Warneford Road, Kenton.

This charming property offers bright and spacious accommodation throughout, featuring a welcoming reception room, a separate modern fitted kitchen, and a contemporary family bathroom. To the first floor are two generous double bedrooms and a further single bedroom, ideal for families, first time buyers, or investors alike.

Further benefits include double glazing, gas central heating, off-street parking to the front, and a substantial rear garden offering excellent outdoor space with potential to extend (STPP).

Conveniently located close to Queensbury Station, highly regarded local schools, and the amenities of Streatfield Road with its shops, cafés, restaurants, and leisure facilities.

An excellent opportunity to acquire a fantastic home in a sought after residential location.

Early viewing highly recommended.

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Agents Note: Sonia Estates have not tested apparatus; equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor.

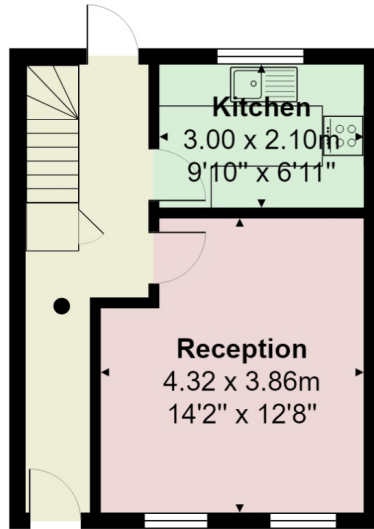
Viewings through Sonia Estates by appointment only

The Property Misdescription Act 1991

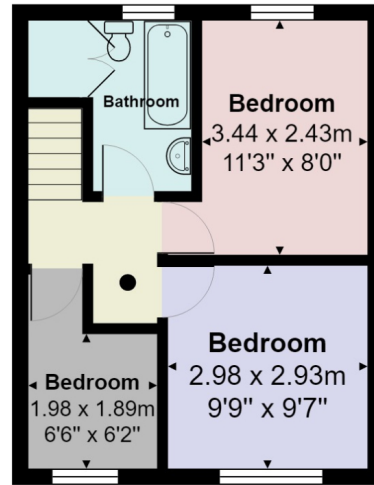
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Ground Floor



First Floor

Total Area: 65.4 m² ... 704 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

