



Alicia Gardens, Kenton

£625,000 Freehold

Positioned in a highly sought-after residential location, this extended three-bedroom semi-detached family home offers excellent potential. While the property would benefit from some updating, it has already been extended to the rear at ground floor level and further potential exists to convert the loft (subject to the usual consents). The property is offered to the market with the advantage of no upper chain and benefits from gas central heating with a recently installed boiler.

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

• Semi Detached Family Home • Three Bedrooms • Extended To The Rear • Garage With Private Driveway • No Upper Chain • Popular Residential Location • Through Lounge • Needs Updating



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FURTHER DETAIL

The accommodation comprises of an entrance hall, a through lounge, a kitchen, an extension across the rear and a ground floor shower room. There is also access to the integral garage from the hallway. Upstairs, to the first floor, are three bedrooms, a family bathroom and a W.C. Outside at the front is off street parking leading to the garage and to the rear a mature garden.

LOCATION

Situated in a popular and pleasant residential road, this property is conveniently located within walking distance of Harrow and Wealdstone train station, offering direct access into Central London via Bakerloo, Lioness and National Rail lines. In addition good schools including Priestmead Primary School and Nursery and St Gregory's Science College are within walking distance.

CONTACT RAWLINSON GOLD

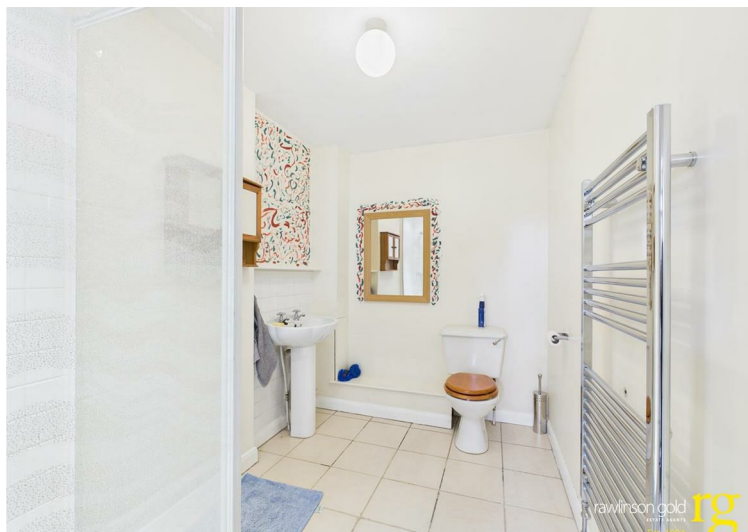
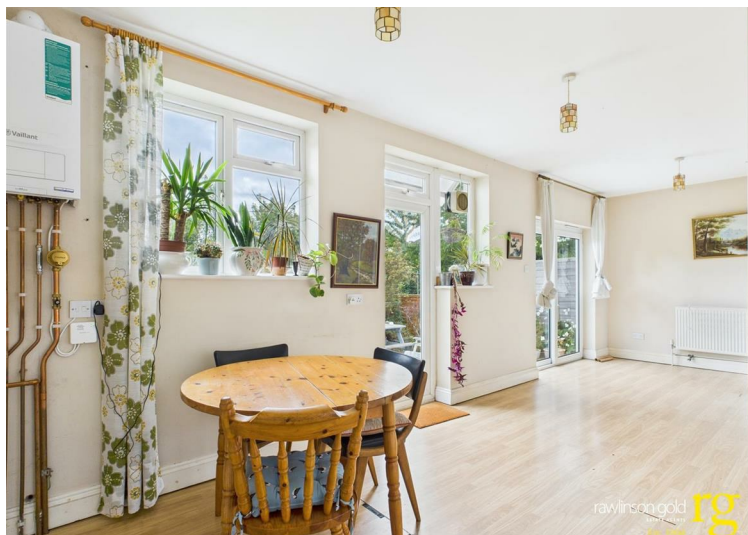
If you would like to arrange a viewing or discuss any aspect of this property, please contact our Harrow Office on 020 8861 2020 or by email at harrow@rawlinsongold.co.uk

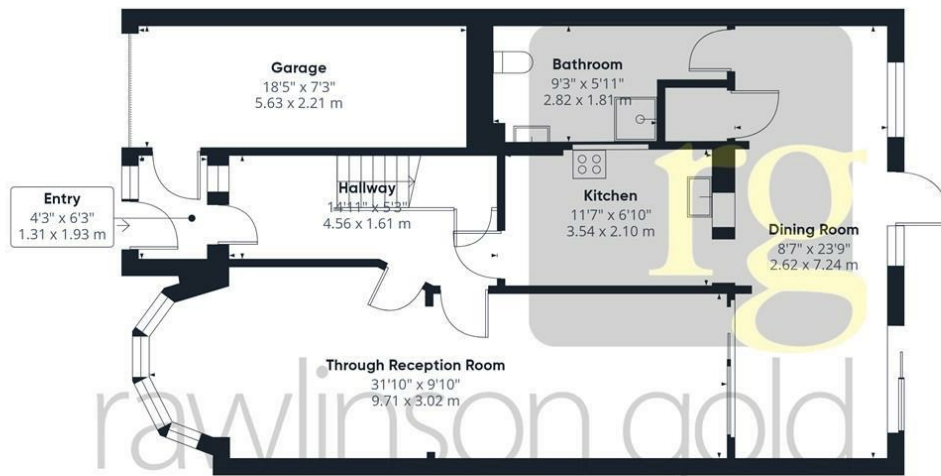
FREE MARKET APPRAISAL

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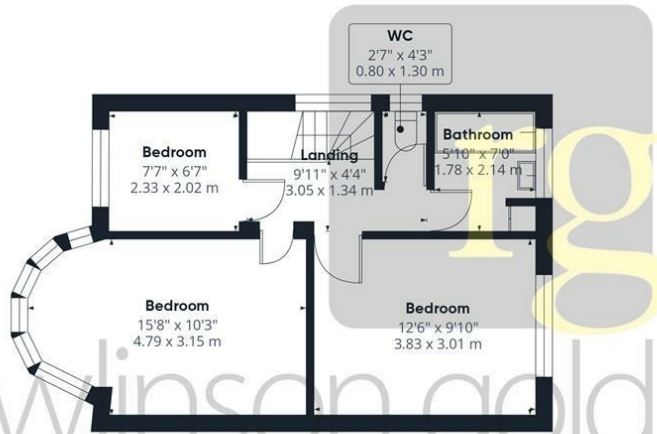
NB

Please note that under the floor of the ground floor shower room there is a cracked pipe, which will need repair. You should make your own investigations as to the cost and extent of the repair required.





Ground Floor



Floor 1

Approximate total area^m

1349 ft²

125.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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