

# Colin Dean Residential

in partnership with Dexters



## Abbotts Drive, HA0

£3,400 pcm

This beautifully presented four-bedroom detached family home is situated on a peaceful residential road. The property offers five well-proportioned bedrooms and two modern bathrooms. The ground floor features a bright and spacious reception room, a convenient guest W/C, and a large eat-in kitchen with integrated appliances, providing direct access to a well-maintained private garden, ideal for entertaining and family living. Further benefits include off-street parking. Energy Rating: D.

The property is ideally situated on a quiet residential street, with local shops, bus routes, and well-regarded schools nearby. South Kenton Station is approximately 0.6 Miles away, providing access to the Overground and Piccadilly lines.

- Detached Family Home • Five Bedrooms • Two Bathrooms •
- Separate Kitchen • Large Private Garden • Off Street Parking •

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Total area (approx): 144.09 sq m (1551 sq. ft)  
(Excluding Garage)  
Garage total area (approx): 20.62 sq m (222 sq. ft)

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Energy Rating: D We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.