



Kenilworth Avenue, Harrow, HA2 8RZ

**Asking Price £625,000**





**Kenilworth Avenue, Harrow,  
HA2 8RZ**

This substantial four double bedroom end of terrace house measure in at over 1200 square foot and comes with both a double storey side and rear extension. Boasting four double bedrooms, the property has been beautifully maintained internally and comes with off-street parking to the front.

- Extended Semi Detached House
- Four Double Bedrooms
- Two Receptions
- Large Kitchen
- Utility Area
- Downstairs WC
- Unusually Large Bathroom
- Garden
- Off Road Parking
- Ideal Family Home



**Council Tax Band: D**

**Freehold**





## INTERNALLY

Front door opens into brick lobby with glazed panel door opening into the large lounge with front aspect window, stairs to first floor by decorative brickwork wall, feature fireplace and glass panelled double doors opening into dining room. The dining room has patio doors opening into the garden and an internal top glazed stable door opening into the kitchen. Large kitchen with an abundance of matching wall and base unit with granite worktops over, built under oven with gas hob and extractor over, double bowl stainless steel sink and drainer unit by large window overlooking garden, part tiled walls and tiled floor. Door from kitchen opens into a utility area with side aspect windows, storage areas and door to downstairs WC. Door opening leads to small lobby with built in cupboard and doors to lounge and bedroom four which is a small double with front aspect window. Stairs to first floor landing with doors to three bedrooms, Bedroom one has large front aspect window and built in wardrobes, Bedroom two has rear aspect window overlooking the garden and bedroom three is a small double room with front aspect window. The very large bathroom has a wide vanity area with cupboards, mirror and wash basin, rear aspect obscured glass window, WC and shower enclosure, there is a step up into another section of the room where there is a corner bath and another window. The property has wood panelled flooring in most of the rooms, gas central heating and double glazing.

## EXTERNALLY

Off street parking and large rear garden with outbuilding.

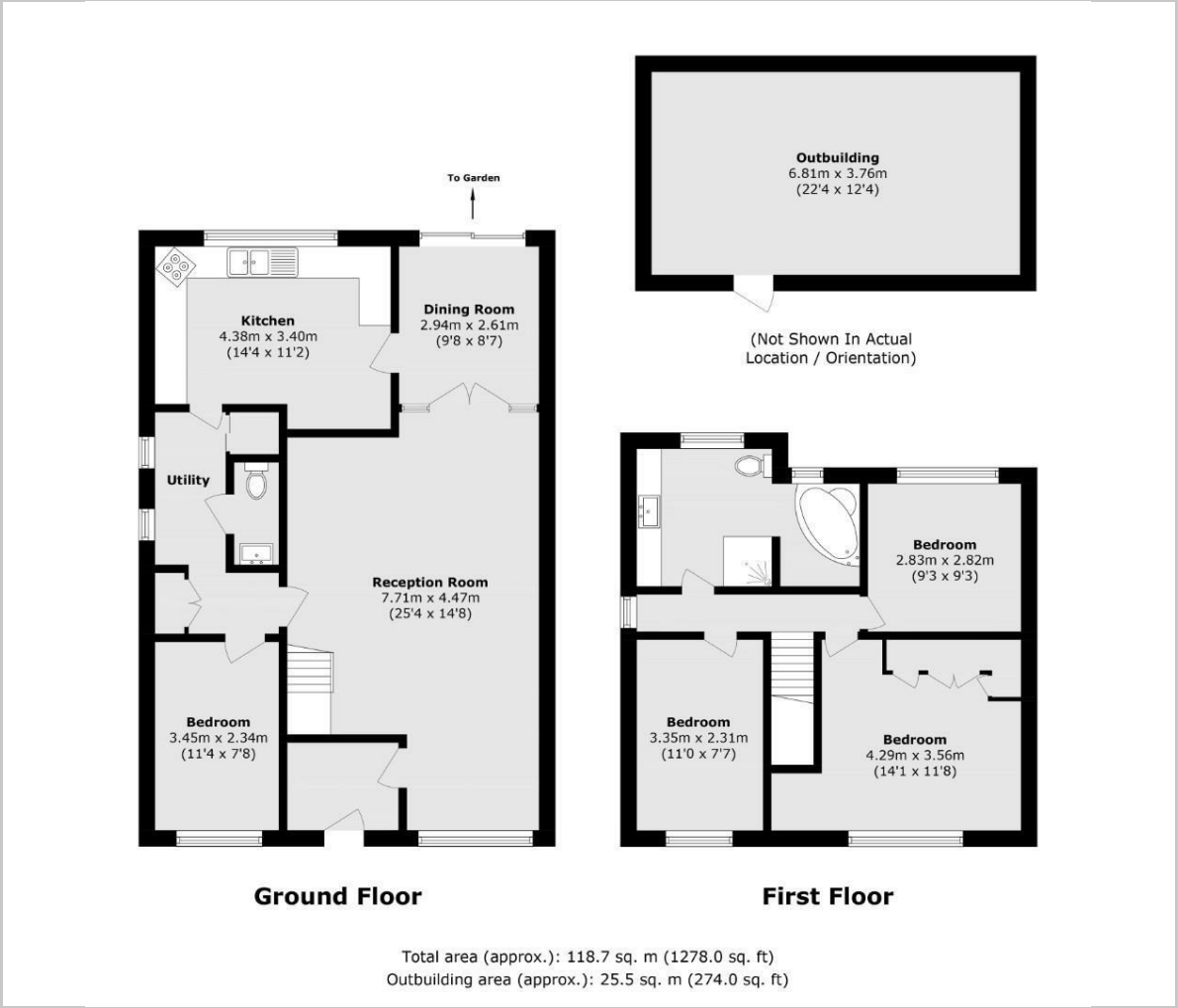
## LOCATION

Kenilworth Avenue is located off Eastcote Lane with bus services and 0.9 miles to Northolt Park Railway Station with access to Marylebone and 1.1 miles to Northolt Central Line Tube Station. Local schools include Earlsmead Primary School 0.2 miles away, Heathland School 0.6 miles away and Newton Farm Nursery, Infant and Junior School 0.9 miles from the property. In terms of Secondary Schools Rooks Heath College is 0.4 miles away, Northolt High School 0.5 miles and Queensmead School 0.7 miles.

## ADDITIONAL INFORMATION

Council Tax Band D - £2396

Floor Plan



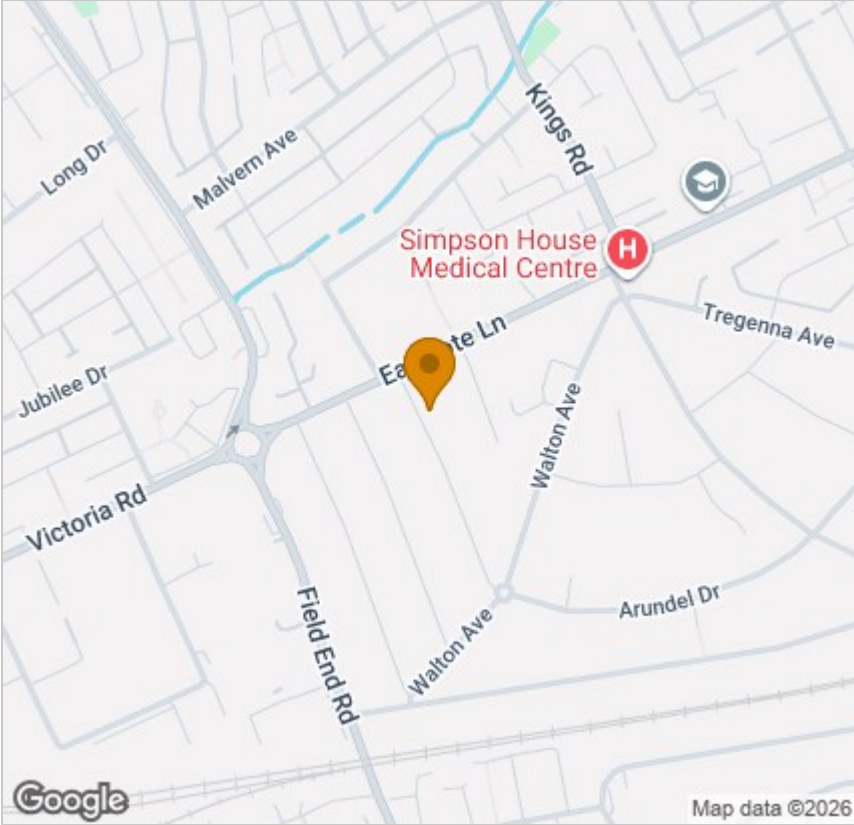
Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

269 Northolt Road, Harrow, Middlesex, HA2 8HS  
Tel: 02084225222 Email: sales@davidconway.co.uk <https://www.davidconway.co.uk/>

Area Map



Energy Efficiency Graph

