

DAVID CHARLES

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BEAUFORT AVENUE, KENTON, MIDDLESEX, HA3 8PF



PRICE....£589,950....FREEHOLD

This extended three bedroom terrace family house (1216 sq.ft/113 sq.m) is set on the sought after residential road between Kenmore Avenue and Kingshill Drive within easy reach of local shops, restaurants, coffee house, supermarket and Kenton Bakerloo/Lioness Train Station and Harrow and Wealdstone Bakerloo/Lioness Train Station. The school catchment areas of Priestmead Primary School and Elmgrove Primary School are also with walking distance. The accommodation on the ground floor comprises of an entrance porch leading to own front door, entrance hall, 29ft through lounge, 21ft fitted kitchen and a shower room/WC. On the first floor there is a 15'1ft master bedroom with fitted wardrobes, 13'6ft bedroom two with fitted wardrobes, further single bedroom three, fitted bathroom and a separate WC. Outside there off street parking with two cars and approximate 75ft rear garden mainly laid to lawn with patio area, mature flower and shrub borders and garden shed. The property benefits from further potential to extend (subject to planning permissions).

020 8866 0222











COUNCIL TAX

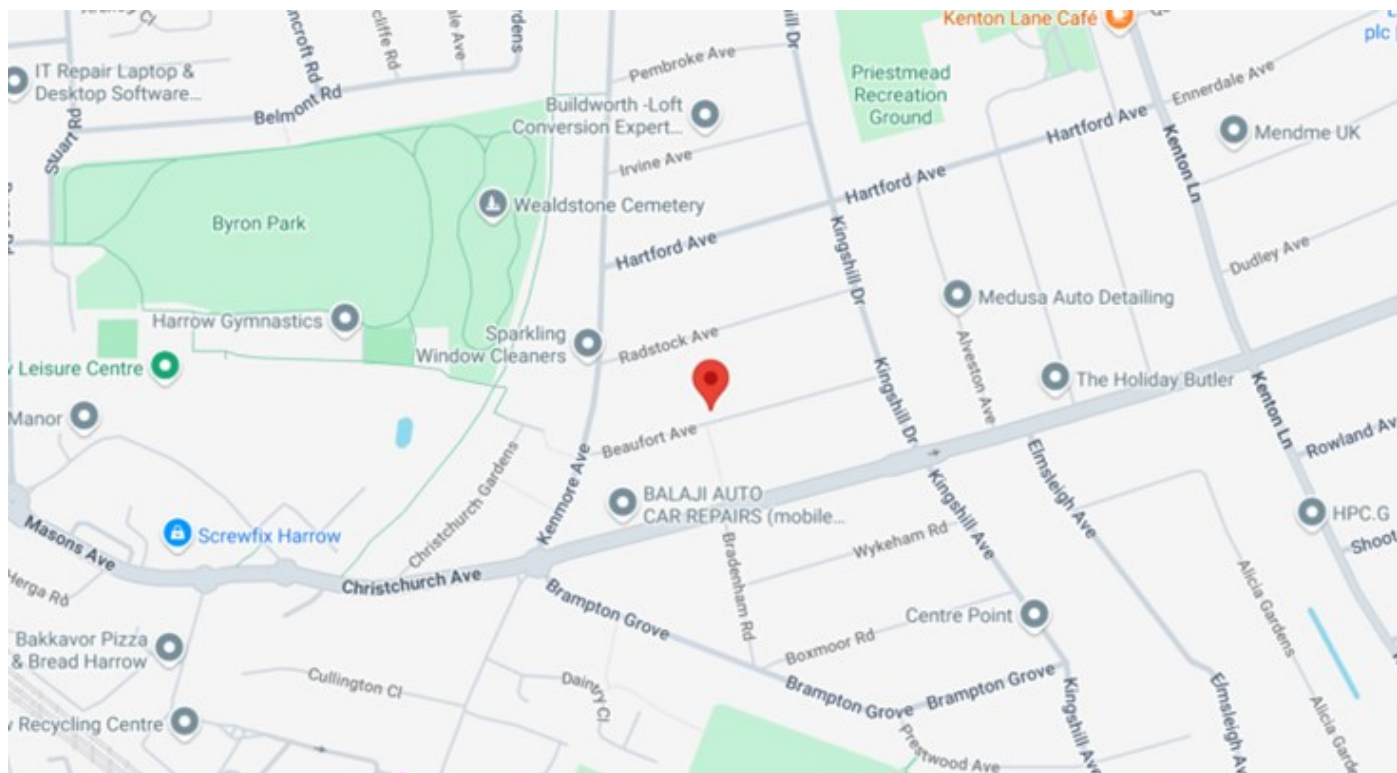
London Borough of Harrow - Band E - £2,928.27

LOCAL SCHOOLS

Priestmead Primary School & Nursery - 0.28 miles
Elmgrove Primary School & Nursery - 0.39 miles
The Sacred Heart College - 0.88 miles
Harrow High School - 0.94 miles

LOCAL TRANSPORT

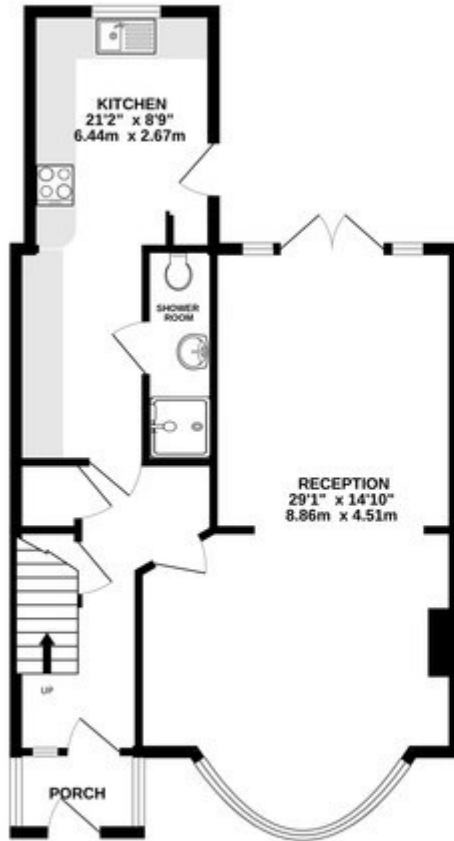
Harrow & Wealdstone Station (Lioness/Bakerloo Line/National Rail) - 0.8 miles
Kenton Station (Lioness/Bakerloo Line) - 1.0 miles



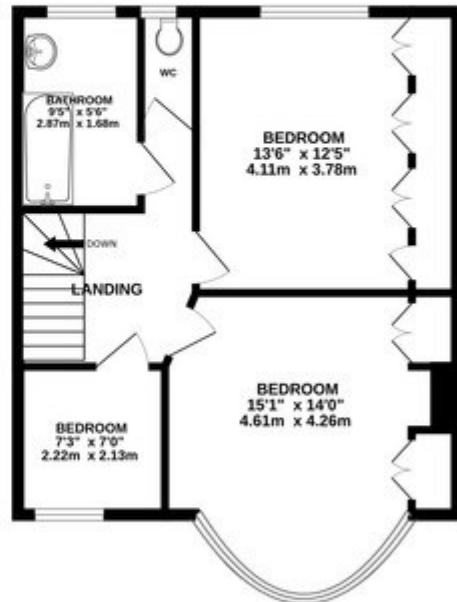
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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GROUND FLOOR
671 sq.ft. (62.3 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.7 sq.m.) approx.



21 BEAUFORT AVENUE, HARROW, HA3 8PF

TOTAL FLOOR AREA : 1216 sq.ft. (113.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.