







Alicia Gardens, Harrow

- Three-Bedroom Semi-Detached Family Home
- Potential to Extend (STPP)
- Close to Priestmead Primary School, St Gregory's Catholic Science College and Park High School
- Sought-After Residential Location
- Kenton Station: Approximately 0.6 miles – Bakerloo line and London Overground.

£699,999

Tenure: Freehold

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Alicia Gardens, Harrow

DESCRIPTION

An exciting opportunity to acquire this spacious three-bedroom semi-detached family home, situated on the sought-after Alicia Gardens in Harrow. Offering approximately 1,276 sq. ft. of accommodation, the property presents excellent potential for modernisation, personalisation and extension, subject to the necessary planning permissions.

The ground floor comprises a welcoming entrance hallway, a bright and spacious bay-fronted reception room, a separate dining room overlooking the rear garden, and a fitted kitchen with direct garden access. Further benefits include a separate utility room, guest WC and garage.

The first floor offers three bedrooms, including two double bedrooms and a third bedroom ideal for a child, guest room or home office. A family bathroom completes the accommodation.

Externally, the property benefits from a private rear garden, offering excellent space for outdoor entertaining and family activities. To the front, there is off-street parking and access to the garage.

Although requiring some updating, this property offers fantastic scope for buyers looking to create their ideal family home, with potential to extend or reconfigure the existing accommodation, subject to planning permission.

Alicia Gardens is an established residential location offering convenient access to local schools, shops, transport connections and everyday amenities.

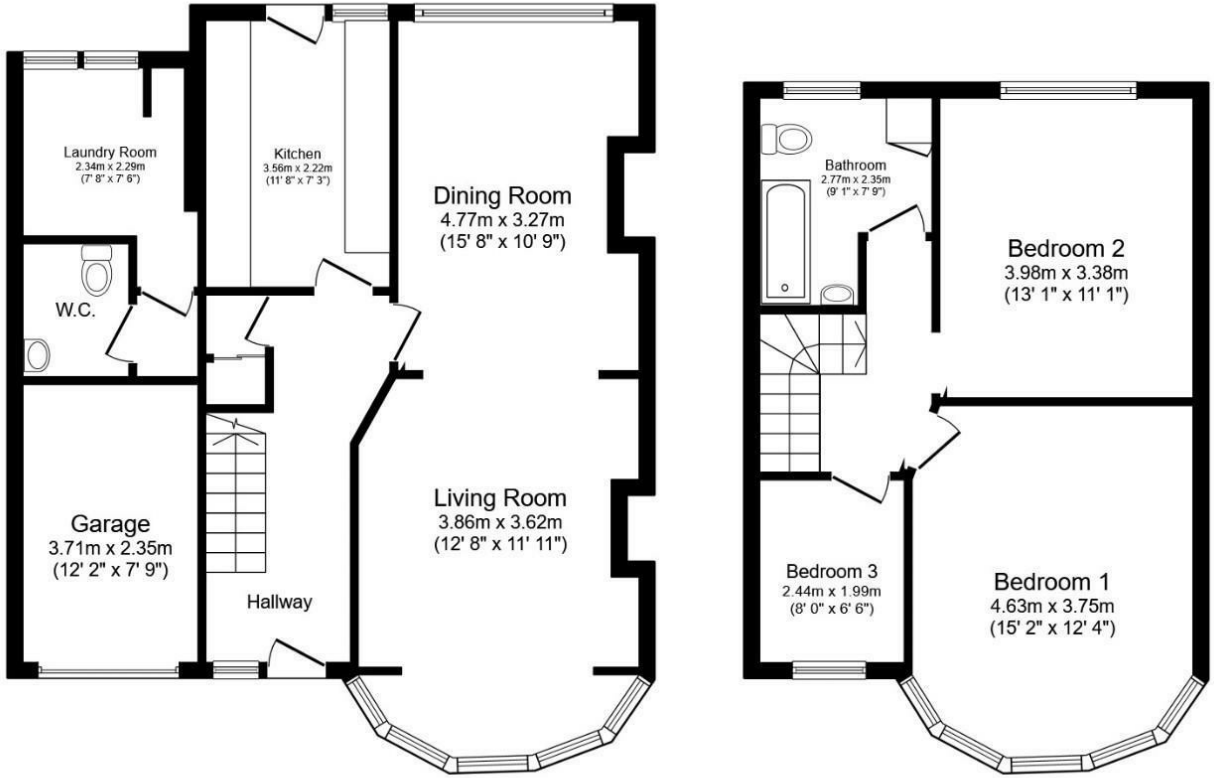
Early viewing is highly recommended to appreciate the space and potential this property has to offer.











Total floor area 118.6 sq.m. (1,276 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewing

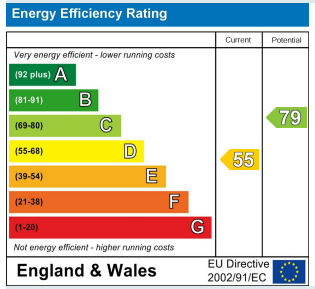
Please contact our Hunters Stanmore Office on 0203 667 1333 if you wish to arrange a viewing appointment for this property or require further information.

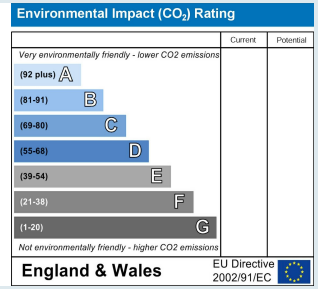
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Council Tax: E

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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